



**Naval Facilities Engineering Command Southwest  
BRAC PMO West  
San Diego, CA**

**FINAL  
RESTORATION ADVISORY BOARD (RAB)  
MEETING MINUTES**

**FORMER MARE ISLAND NAVAL SHIPYARD  
VALLEJO, CALIFORNIA**

**March 28, 2019**

**Approved for public release: distribution is unlimited**

**DCN: TTEM-9008-FZ01-0016**





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VALLEJO, CALIFORNIA**

**March 28, 2019**

**Prepared for:**



**Department of the Navy  
Naval Facilities Engineering Command Southwest  
BRAC PMO West  
33000 Nixie Way, Building 50, Suite 207  
San Diego, CA 92147**

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# **FINAL**

## **MARE ISLAND NAVAL SHIPYARD**

### **Restoration Advisory Board (RAB) Meeting Minutes**

#### **March 28, 2019**

The Restoration Advisory Board (RAB) for former Mare Island Naval Shipyard (MINS) held its regular meeting on Thursday, March 28, 2019, at the Mare Island Conference Center, 375 G Street, Vallejo, California. The RAB meeting started at 7:07 p.m. and adjourned at 9:25 p.m. These minutes contain a transcript of the discussions and presentations from the RAB Meeting.

#### **RAB Community Members in Attendance:**

- Myrna Hayes (Community Co-Chair)
- Carol Philips
- Paula Tygielski

#### **RAB Navy, Developers, Regulatory, and Other Agency Members in Attendance:**

- Scott Anderson (Navy Co-Chair)
- Nicholas Shih (Navy Project Manager)
- Gavin McCreary (Department of Toxic Substances Control [DTSC])
- Asha Setty (DTSC)
- Erin Hanford (City of Vallejo)
- Dwight Gemar (Weston Solutions)
- Elizabeth Wells (San Francisco Bay Regional Water Quality Control Board [Regional Water Board])
- Neal Siler (Lennar Mare Island)
- Sheila Roebuck (Lennar Mare Island)
- Horus Nelson (Lennar Mare Island)

#### **Community and Other Guests in Attendance:**

- Nathan Bergeron
- Daniel Boone
- Steve Farley
- Jim Genn
- Daniel Glaze
- Stacey Madigan

#### **RAB Support in Attendance:**

- Carolyn Hunter (Tetra Tech)
- Doris Bailey (Stenographer)
- Wally NeVille (Audio Support)

#### **I. WELCOME AND INTRODUCTIONS (Myrna Hayes [Community Co-Chair] and Scott Anderson [Navy Co-Chair])**

CO-CHAIR HAYES: Good evening. Welcome to the Mare Island Naval Shipyard Restoration Advisory Board meeting.

We used to meet every month. And we, Paula and I, met for the first time on April 14, 1994 at our first Restoration Advisory Board meeting. Today begins the 25th year of our meeting together, even though we now meet every two months. So I wanted to make a special welcome to everyone for this anniversary, and I've brought a cake and -- yeah, I do that once a year, folks. So we'll enjoy that at the break.



Again, Myrna Hayes. I'm the Community Co-chair -- maybe I didn't say that. And I live here in Vallejo.

CO-CHAIR ANDERSON: Scott Anderson with the Navy and the Navy Co-Chair.

MR. GEMAR: Dwight Gemar with Weston.

MS. HANFORD: Erin Hanford with the City of Vallejo.

MS. WELLS: Elizabeth Wells with the San Francisco Bay Regional Water Quality Control Board.

MR. NELSON: Horus Nelson, Lennar Mare Island.

MR. MCCREARY: Gavin McCreary, Department of Toxic Substances Control.

MS. PHILLIPS: Carol Phillips, community member from the City of Vallejo.

MS. TYGIELSKI: Paula Tygielski, community member, resident of Benicia.

MR. SHIH: Nick Shih, Project Manager with the Navy.

MR. GENN: Jimmy Genn, resident of Vallejo.

MS. ROEBUCK: Sheila Roebuck, Lennar Mare Island.

MR. BERGERON: Nathan Bergeron, Nimitz Group.

MS. MADIGAN: Stacey Madigan, Nimitz Group.

MR. FARLEY: Steve Farley, Petaluma.

MR. SILER: Neal Siler, Lennar Mare Island.

MR. BOONE: Daniel Boone, Vallejo resident.

CO-CHAIR ANDERSON: Welcome. We appreciate everybody taking the time to meet tonight for our bi-monthly, or every other month, RAB meeting.

First off, just to go through the agenda real quick. We have two presentations. Nick is providing a Navy presentation on the Paint Waste Area, Additional Data Collection Results. Sheila is presenting from Lennar Mare Island with a Building 84/84A Status Update. And then we have public comments and then various administrative and focus group discussions.

First up. Our first presentation is Nick Shih from the Navy on the Paint Waste Area, Additional Data Collection Results.

## **II. PRESENTATION (Nicholas Shih [Navy]) *Paint Waste Area – Additional Data Collection Results***

MR. SHIH: Thank you, Scott. Good evening everyone. My name is Nick Shih. As Scott said, I'm one of the Navy's project managers for the Mare Island Naval Shipyard environmental program. And tonight, I'll be presenting results of some field work that we did in the summer of 2018 in the Paint Waste Area and vicinity.

Tonight, we'll be discussing the following topics:

Where the site is on Mare Island;



Why the site is of interest to us from an environmental standpoint and why we had to conduct field work and collect data;

Our objectives and methods;

And the results of the data collection;

And how we are going to incorporate the data we got into the overall project and schedule.

The Paint Waste Area is an approximately 5-acre site located in an open portion of the northern end of Mare Island, just inland from the causeway at the end of G Street and about 100 yards or so from Azuar Drive, as you can see here.

For those of you familiar with where Building 505 is, it is actually off of Azuar Drive here, and it was actually -- I think up until just recently, where the U.S. Geological Society had their field office.

As you may have gathered from the name, the nature of the contaminants in the area were associated with paint and paint-related materials, such as paint cans, being disposed of on the ground surface in this area of Mare Island.

The paint waste was first discovered during a site walk by the U.S. Fish and Wildlife Service in 2002, approximately 6 years or so after the base was closed. And the U.S. Fish and Wildlife Service found a significant amount of debris on the ground with some hardened paint.

The Navy then started investigating the area as a new site. And it surmised that the presence of the paint debris was mostly a result of dumping materials in this area by the shipyard personnel in the early to mid-1900s.

CO-CHAIR HAYES: I know you probably hate my interruption of the presentation, I would like to state here for the record, and for people's interest who haven't been around quite as long as us; when the U.S. Fish and Wildlife Service found the site, that was during their effort to look at the site conditions for a 670-acre fed-to-fed [federal agency-to-federal agency] transfer that the Department of Interior, U.S. Fish and Wildlife Service, had made with the Department of Defense, the Department of the Navy in this case.

And I just want to say that this is a very good example of why it is so important to have, I think, environmental laws that everybody is subject to. And this was a very strange twist that occurred because of finding this material.

The U.S. Fish and Wildlife Service and the Department of Interior, nationwide, had requested 66,000 acres of Department of Defense property in that particular BRAC [Base Realignment and Closure] round. Fed-to-fed transfers were normally no-cost and no-deed transfers. They were just land management transfers.

This property set the precedent for a very bizarre, I think, new policy, rolled out shortly after this by the Department of Defense. They changed their entire policy over this finding.

And that was that suddenly, every federal agency that wanted some Department of Defense property would now have 30 days to do a market analysis, and go through the GSA [General Services Administration] to actually pay market value for the property, and they would receive it without any environmental cleanup responsibilities from the Navy or the Department of Defense to the new federal agency.



So, this case caused the Department of Interior overnight to withdraw an application for 66,000 acres nationwide that would have gone into national resource management and protection. And that would have occurred here. We would have had a federal manager.

I know the City of Vallejo is eager to have partnerships. And they are working hard on different partnerships around town to relieve you of some of the responsibilities long-term for your properties. You kind of almost bit off more than you could chew in this BRAC closure in hindsight.

So this is a very disappointing situation because Building 505, which is the property it is adjacent to, in 2000 through 2003, as I've mentioned many times before, we were able to fly to Washington D.C. often enough to get our Congressional delegation, and also our senators, to agree to a \$2.4 million budget item in the Department of Interior budget, construction budget, to provide the Federal match -- we providing the local match -- for the restoration of that building for an environmental education center.

I know I brought that up at the last meeting, because at that last meeting we actually didn't have a home for this year's Flyway Festival.

So I just want to give you the background here on how significant this find was, just by the U.S. Fish and Wildlife Service doing their due diligence, the manager and the maintenance guy just mowing and kicking the dirt. And this is what they found.

And now the Navy is, you know, on the hook; but the community doesn't have this as a regional environmental education center. About 10,000 school children had already gone through the "In the Marsh on Mare Island" program. The U.S. Fish and Wildlife Service immediately vacated that building and property and moved to Petaluma. So it is our community's loss. And here we still are addressing this issue tonight.

So thank you.

MR. SHIH: So as Myrna and some other folks in the room might be aware, there's a little more to this story than just paint waste, and that is what we'll talk about tonight.

This picture is actually an aerial photograph of the site from 1949. You can't really see any significant evidence of buried material or debris in the ground there, but you can kind of see how it's a little bit different than the surrounding areas as far as, it being disturbed.

And this makes sense because 1949 is essentially when Mare Island Naval Shipyard had a landfill to start disposing of their waste into. And in this disturbed area that you see here in this photograph, that actually ended up being significantly consistent with the footprint we had to remove. And we'll talk further about it in some of the subsequent slides.

MS. TYGIELSKI: Why did you print it upside down?

MR. SHIH: It's different than some of the other pictures you'll see. But north is that way.

And so good point, right. Everything else I had is facing this direction, so it's opposite.

Based on those findings and what Myrna talked about, in 2002, we initiated the Navy's investigation activities to look at the site further.



Between 2003 and 2007, we started to peel back the layers of the site to start doing initial investigations in some small-scale removals. We found the problem to be a lot bigger than what we had initially anticipated.

And based on the scale of some of the paint waste material that we were finding, and some of the initial results of the chemical contaminants that were in the ground, the site was elevated to a time-critical removal action status. Meaning, it was necessary for us to go and start to remove the material as soon as we could to remove any sort of immediate danger to human health or the environment from the area.

And so we started that in 2007. We initiated the time-critical removal action of the Paint Waste Area. And we started to find radiological items buried amongst the paint waste in the ground out there. On the next slide, I'll show you an example of some of those items and describe those a little bit more.

As we started to excavate the paint waste, we discovered some of these radiological items, and to make matters further complicated, we ended up finding munitions items as well.

So now there was this potential explosive hazard presented to us by this new discovery and everything had to come to a stop. We had to redesign our approach and increase the scope of work to deal with that munitions hazard. And it took a while to do that.

And then the Navy revisited the site and came back in 2009 to resume the time-critical action and include removal of munitions, radiological items, and chemicals.

The Navy implemented this survey unit approach, or this unit-by-unit approach, where we would do surveys at every one of these survey units. We would look for radiological items. We would look for munitions items. We would remove any of those items that we found. And then we also excavated each of those units at 1-foot intervals. And every 1-foot of soil that came out was actually put through a mechanical screen where we would segregate and take out some of the hazardous items versus the non-hazardous items to make sure those were removed of and disposed of properly.

That work progressed between 2007 and 2012. And we removed about -- a total of, I think, 32,000 cubic yards, 1,200 low-level radiological items in total, and about 15 munitions and explosives of concern items over this 4-acre area, ranging from about one foot below ground surface in some areas to about eight feet below ground surface in some other areas.

MS. TYGIELSKI: Why does [survey unit] number 6 have two little squares?

MR. SHIH: That's a great question.

CO-CHAIR HAYES: Can you repeat her question since she didn't use the microphone?

MR. SHIH: Sure. The question was, why are these two little squares in survey unit 6 two separate areas.

The answer is because in those initial investigations in 2003 to 2007, before we actually started digging into the ground everywhere, we found elevated metal concentrations in some of our soil samples. So we thought that might be an indication there was also some dumping being done in these areas.



So we included those small squares as part of our excavation, to survey and remove the soil, and look to see if there were indications or additional areas of buried debris piles or disposal areas in those areas, as opposed to this main area here. Which, as you will notice, is by these unpaved access roads, which makes sense because people would have had to drive trucks and whatever to the area to dump the material.

So when I talk about low-level radiological items, or I'm talking about munitions items, here are some of the examples of things that we found. This is an example of one of the most common items that we found among those 1,200 low-level radiological items. And it's something we have talked about previously in these presentations for the RAB.

These are radioluminescent markers, glow-in-the-dark markers. And what gives them their glow-in-the-dark property is the fact that they have low-level radium in them. They were used as markers or indicators on a ship's deck so that the sailors could see the end of the ship at night so they wouldn't fall off the boat. So we surveyed for these things, found them, and removed them.

And here also are examples of some of the smaller munitions-type items that we found buried amongst the paint debris, radiological items, and paint waste.

CO-CHAIR HAYES: Nick, maybe other folks in the room don't go back quite as far as Paula and me, but we did have this conversation in your presentation last session on the Defense Reutilization and Marketing Office scrapyard and the radiological items that were found there and recovered.

MR. SHIH: I remember that.

CO-CHAIR HAYES: Yep. And we also had --

And now, this is a little shocking to some people in San Diego because they've never heard this number, but prior -- because it's not a BRAC expense specifically or in your program.

But prior to the base closure, there was extensive review by the Navy of buildings that had potential radiological material in them. And in one case, a building was actually removed because of the amount of radioluminescent material that was in a wooden mezzanine in the building where painting had taken place with that material.

And I know that we actually have a case, cases and cases and cases of the entire report that the Navy did, completed for that survey and removal, so that they could leave the shipyard confident and be able to tell the City of Vallejo, the citizens of the community, and the regulators that the work was complete.

What I want to know is -- and those documents are now laying in state. There is a set in our RAB trailer. There's a set at the Vallejo Naval Museum transferred from Arc Ecology. And there's a set at DTSC in Berkeley. Those are sets I know of.

What I want to know is, as you found these other radiological items and you prepared these reports, removed this material, did you update that document so that you have or make addendums to it so that you have one single place where all of that radiological documentation is?

MR. SHIH: I don't know the answer to that question.

CO-CHAIR HAYES: Will you get us the answer to that question by the next RAB meeting?



MR. SHIH: Sure. We can look into that, yeah.

I think you're referring to the -- was it the GRAM, General Radioactive Material survey report?

CO-CHAIR HAYES: Yeah.

MR. SHIH: We can take a look at that.

CO-CHAIR HAYES: It's like 12 boxes.

MR. SHIH: Yeah, there are lots of volumes.

CO-CHAIR HAYES: So what I want to know is if a member of the public wanted --

MS. TYGIELSKI: This should be part of that.

CO-CHAIR HAYES: It should be, yeah. Thank you, Paula.

MR. SHIH: Yeah. Thank you for the comment.

CO-CHAIR HAYES: And I just want to know what mechanism you would use to make it part of that. Because they've done a lot of cleanups.

This is obviously the largest one that I'm aware of in terms of number of items that have been found.

MR. SHIH: Yep.

CO-CHAIR HAYES: Okay.

MR. SHIH: Thank you. So, after the removal was concluded, we documented the removal in a removal action completion report that was submitted to the agencies in 2013, and the Navy received concurrence from them. And then we had these additional tiers of review that were done, not only by internal Navy folks, but the State of California Department of Public Health, Environmental Management Branch, which is the branch that looks at environmental projects with radiological components. And they also agreed with the concurrence that the removal action completed its objectives.

But at the same time, in this 2014 and 2017 timeframe more recently, we had to resume the remedial investigation of the site and go back and take a more comprehensive look to determine whether the Navy understood the nature and extent of the contaminants at the site, and also to conduct a full risk assessment to determine any potential risk to human health and the environment.

This next slide is a visual aid figure from the remedial investigation report. And it shows the scale of what we did for that 2014 remedial investigation.

You will notice that the time-critical removal here is in this yellow color and shows where the data is that we had.

And then we added this additional area to the north (purple) to step out from the original location and ensure we actually encompass all of the debris that was removed and that we did not miss anything as far as the things that we already found: paint waste, munitions, and radiological items.

The good news is that we did not find, in any of these new additional areas that we looked in, any other munitions or any other radiological items. But the not-so-good news is that we did



find something, which was -- in these four areas marked by these triangles here, three here on the east, and one here on the west -- we found more paint waste.

Here is a picture of the findings from the remedial investigation. These are pictures from a trench that was dug. And you can see the paint waste in the ground. It is a very distinct layer in the subsurface with some of this rust-colored material and a darker colored material there. And, like I said, you can see it, it's a very distinct interval sandwiched in between two normal looking horizons of soil.

And so we collected samples from this material and from the soil intervals below it.

This slide shows the analytical results for the one group of contaminants that was detected at elevated concentrations in soil samples in that material. And the group of contaminants that we were most concerned about was metals.

You also have this slide as an 11-by-17, I believe, so that if you can't read what's on your handouts or up here, you can look at it there.

And so this slide (10) shows the concentrations of metals that are greater than the concentrations that we would normally expect to see in undisturbed Mare Island soils, which is the dataset that we called the Mare Island ambient levels or Mare Island background levels.

And of most concern to us in relation to human and ecological risk was lead. The lead concentrations that we found ranged from 94 milligrams per kilogram [mg/kg] -- that's part per million -- to 14,300 milligrams per kilogram. And that kind of makes sense because lead was commonly used as an additive in paint in the early to mid-1900s.

During the review of the RI report, or the report where we showed these findings, it was pointed out to us that this was the only data we had for these locations. We did not have anything else to the west, south, or even deeper from any of those locations as well, or also further to the east here.

So the question was, how do you know that the extent of this paint waste material on the ground that --is exhibiting high concentrations of metals is all gone. How do you know there is no larger pocket somewhere else of waste that you missed.

And so we finalized the remedial investigation with a recommendation to go back and collect more data from these areas to confirm that we understood the extent of this Paint Waste Area, so that we could feed this into the subsequent phase of the reports where we could actually evaluate maybe potentially a remedy for this material, potentially even removal.

Our objective was to dig more test pits around these areas [referring], collect soil samples from around these areas [referring], and also from deeper locations to make sure that we had a better understanding of the vertical profile and the horizontal extent of this residual material in the ground.

This slide (12) shows our approach. Number one, we had to go back out and relocate those original locations that are marked as these larger red circles here. And we collected soil samples from deeper intervals at those locations as well.

Then we dug test pits around each of those locations, 2-foot-by-2-foot-by-4-foot deep holes, so we could look and see if we could visually see the material. As you saw in the previous slide



example, it was something that is prominent enough that you could visually see once you uncovered it.

Then we collected some additional soil borings further out from those test pits to collect samples, just as a contingency in case we needed them in case some of the soil samples from material that we found in these test pits ended up having higher levels of metals and we needed to analyze soil samples that were further away.

We analyzed those soil samples for eight metals -- antimony, aluminum, cadmium, copper, lead, manganese, nickel, and zinc. These were all the metals that we found were elevated in the remedial investigation phase.

This next slide shows the results. Again, this is also included as a large-scale figure, an 11-by-17, in your handouts if you have a hard time reading the results sandwiched into this slide here.

The only location where we found more paint waste was actually this location here, PS-07-01. But I think this is maybe, I think, 20 feet or so south of this original paint waste location. We saw a little bit of it there, but not as significant as previously found.

And, just as I had mentioned before, and just as we expected, when we ran the sample, it was also high for some metals and lead.

Then we actually went to this contingency location, this soil boring location further south. And we actually dug it out as a test pit (CS-17-01). We did not see any paint waste in that location. We collected soil samples and had the soil samples analyzed. And the only thing that came back slightly elevated was -- actually, this is less than the ambient levels -- we are showing this to show that the results from the sample that was taken further away from this one location where we saw the paint waste and we had the high results, was actually lower than the concentrations we would expect in Mare Island ambient soil.

And so at all the other locations, we did not visually observe paint waste in any of the test pits or any of the cuttings that came out of the ground. And we got results that were slightly elevated because they were above the Mare Island background concentrations, the dataset with our expectations of what unimpacted soil concentrations are for metals. But the sample results were below this blue number here, which is the U.S. EPA's [Environmental Protection Agency] screening level for residential soils.

So these locations that we are showing the results for are a little bit above what we would expect in undisturbed Mare Island soil, or uncontaminated Mare Island soil, but they are still below a level protective of residents living in those areas. This is important because the Paint Waste Area is designated as future open space in the current Mare Island Specific Plan. So if the soil has concentrations of metals in it that are safe for residential use, it should be okay in the future as an open space area.

The conclusion is, or the objective was completed in that we've reached the extent of the paint waste and we have confirmed that the whole time-critical removal action area and all the time and effort that we spent in removing the paint waste and chemicals, munitions, and radiological items concentrated from this area was the true source area of all of this debris that was dumped previously, and that these small residual pockets that are left over from that original activity; and that we can move forward in evaluating what can be done as a remedy for these smaller areas



that still exist in the ground, including potentially going back out there and digging them out if that's the selected remedy.

CO-CHAIR HAYES: I have a question.

MR. SHIH: Sure.

CO-CHAIR HAYES: Gavin, does the California Department of Toxic Substances Control acknowledge this U.S. EPA residential screening level? Because it seems so far off from the Mare Island ambient in some cases. Sorry.

MR. MCCREARY: That's all right.

CO-CHAIR HAYES: It's this large -- the last of the large document, and it's this item right down here at the bottom.

MR. MCCREARY: I'm sorry. Where are you looking at, Myrna?

CO-CHAIR HAYES: This document is the last page of these large blow-up figures.

MR. SHIH: So I think the question is whether or not state screening levels for residential soil for lead are consistent with U.S. EPA.

CO-CHAIR HAYES: Well, for lead or anything else. I mean it looks like --

MS. TYGIELSKI: All those numbers.

CO-CHAIR HAYES: The U.S. EPA is double the Mare Island ambient value for residential. Zinc is 22,000 mg/kg versus 230 mg/kg for Mare Island ambient.

So does the state concur with this, with the U.S. EPA's residential screening level standards? It's the very last of these.

MR. MCCREARY: I'm sorry.

CO-CHAIR HAYES: Yeah. You're not on quite --

The Navy's document, it has fold-outs. That's probably totally confusion. But those of us who are blind.

I mean, because sometimes you, the agency doesn't acknowledge EPA's standards. So I just wanted to know if you do in this case?

MR. MCCREARY: Yeah.

MR. SHIH: It's actually this one right here.

MR. MCCREARY: Okay. Yeah. And in this case we do.

CO-CHAIR HAYES: Do you want to use the microphone so we can -- everyone can hear you?

MR. MCCREARY: Yeah. In this case, we do recognize that.

CO-CHAIR HAYES: Thank you.

MR. SHIH:

The fieldwork was completed this summer. So we are drafting the summary document for these results. The state will have an opportunity to review those results in the summary report that we provide to them, which we are actually looking to submit, I think, within the next month or so.



So there will be that opportunity for them to comment and review on whichever screening levels that we have used, and whether or not they think that they are appropriate.

And so we are looking at finalizing the document that summarizes our activity and the results in summer 2019.

And then, like I said, we can use those results and feed them into the bigger picture of this evaluation and our feasibility study report, which will look at what we need to do to evaluate potential remedies to resolve those issues with the elevated metals concentrations that drive the results for the remedial investigation.

Then the subsequent phase is the proposed plan and the record of decision in 2021, these are the steps to select the remedy and have everybody in agreement with the remedy that we select and move forward and implement based on what we decide.

CO-CHAIR HAYES: So this is rather stretched out, I'd say. Because you've already done this time-critical removal action, and why would it take so long to wrap this up?

MR. SHIH: Well --

CO-CHAIR HAYES: I mean, what other work do you have to do?

MR. SHIH: Right. So there is the phase of work that we had to just complete after the remedial investigation.

Then the feasibility study data collection report, which we are looking at now and that had to wait for these results to be completed.

And then the feasibility study, which we are looking at finalizing in the summer of 2020. Basically we have the whole year, starting from now, to evaluate our options, look at what they are, and then be able to bounce those options back and forth between the regulatory agencies which, you know, takes some time as well.

So it takes a long time for us to formulate the document; some time for all of us to concur on the document and finalize it; and then the toughest part at the end is which remedy do we select that is going to be the most protective and acceptable to the community.

So tonight we talked about the Paint Waste Area vicinity and location.

We talked a lot about the history. Myrna brought up some great points and reminders.

We talked about what we did out there; our methods and our results; and how this fit into the whole project and moving forward.

And if there are any questions, I can answer them.

MR. BOONE: Daniel Boone.

Why did the Navy test only for metals? Did the Navy test at all for any other things that you might expect to be disposed of with paint, like thinner type of chemicals like trichloroethanes, TCE, things like that?

MR. SHIH: If your question is about whether we ever sampled for any other materials besides metals, then the answer is yes. When we discovered those paint waste locations originally, we analyzed those samples for everything we sampled for during the remedial investigation. And that included a whole suite of organics: volatile organic compounds, semi-volatile organic



compounds, polychlorinated biphenyls, TPH [total petroleum hydrocarbons], pesticides, and I think organotins as well, because organotins were an additive for paint and used as a fungicide for wood preservatives and things like that.

So the organic component was covered. Metals, like I said, were the highest ones and of the most concern. We actually did not see any of those organic contaminants. I mean, one would assume a lot of those things over time had dissipated. So what was left was essentially the heavy metals, the inorganic metals.

And when we did the follow-up work and collected the samples, we were only concentrating on the metals concentrations there.

MR. BOONE: Thank you.

MR. SHIH: And also based on all the information we had from the remedial investigation and the low detections of the volatile organic compounds, the compounds that we had analyzed for previously.

CO-CHAIR HAYES: And had you analyzed those in this area along with your work at the paint manufacturing area? When did you do that?

MR. SHIH: Paint manufacturing area?

CO-CHAIR HAYES: Because this is right across the street.

MR. SHIH: So I think you're referring to Building 503 --

CO-CHAIR HAYES: Uh-huh.

MR. SHIH: -- and to the paint manufacturing area?

CO-CHAIR HAYES: Yeah.

MR. SHIH: So I believe, I'd have to go look at the exact components or the contaminants that we actually analyzed for, but I think it's pretty safe to say that they are probably very consistent.

Thank you.

CO-CHAIR ANDERSON: Thanks, Nick. Okay.

Next, Sheila Roebuck from Lennar on Building 84.

### **III. PRESENTATION (Sheila Roebuck [Lennar Mare Island]) *Building 84/84A Status Update***

MS. ROEBUCK: Hello, everyone. I am back to give you another update on Building 84 and 84A.

What I'm going to talk about is where Building 84 and 84A are located on Mare Island.

Some background, which many of you will have heard before, but I'm going to go over it again quickly just so people who are not familiar get a sense of what has gone on in the past.

Then I'm going to talk about the building material sampling that we've done since 2016;

What potential remedial alternatives there might be;

And what the path forward is.



And before I get into it in much detail at all, I want to tell you we have not selected a remedial alternative. We're coming to get your input. And we hope that is going to help us make some decisions going forward.

All right. So, I'm sure most of you have seen this. The blue areas are the ones where we have no further action certification.

The green areas are where we are still working.

And this area is where Building 84 and 84A are located. It's on the western side of Mare Island.

This is an aerial view. Here is the strait. And here is where Building 84 is, it's along Flagship Drive.

This is what Building 84 and 84A look like now. This portion is Building 84, and what you can't see in the background is Building 84A. It's all considered just one building though from a historic standpoint.

Building 84 was the Navy brig. It was built in about 1890. There is some disagreement about the building date, but safe to say it's a very old building. And it was added onto in many additions. So from the 1890s to 1900 and 1901 to 1909, that portion is considered Building 84. The portions that are older -- I'll show you in the next slide. But mainly the brick and the concrete portion heading north-south are the Building 84 sections that were built between 1890 and 1909. The rest was built between 1939 and the 1950s.

Building 84 and 84A together is one structure; is identified as a notable resource to be retained.

Now, this slide, I have given you a handout because we'll refer to these areas again in subsequent slides. But Area 1 and 2 are the oldest part, 1892 to 1900.

And Area 7 is the 1909 portion.

And these areas that are orange and red were built in 1939 and later.

Again, for people that haven't been hearing about Building 84 and 84A much, I just want to point out that there have been a number of environmental issues on the site that have all been cleaned up.

These sites that are referenced include fuel oil pipelines, underground storage tanks, lead-based paint in soil, black granular material in soil, and then three PCB sites, polychlorinated biphenyl sites.

What we are going to talk about tonight are building materials that have PCBs but not these three sites; they're cleaned up and we have regulatory concurrence of that.

This is just a background slide. Again, you have an 11-by-17 of this so you can actually read it. And basically what this does is shows that the Navy or Mare Island have been working on this site since 1994. And there have been many remediation events, much characterization, and we are still working on it.

This shows air sampling that was done between 2004 and 2010. What happened was, as we cleaned up the PCB sites in Building 84, DTSC said, you know, we are a little concerned about PCBs in air, and you should sample that. So we did.



And what we found was that PCBs were, in fact, present in air. And we compared these results to the unrestricted use standard, which is the appropriate standard for Building 84 and 84A because it's planned for future residential use. So that 4.9 nanograms per cubic meter unrestricted use standard is what we were going for. The commercial/industrial standard is 21 nanograms per cubic meter.

And we didn't meet either of those standards, really, in any of the sampling events that we have gone through. And the sampling events occurred basically after we did some remediation. So each time we did remediation, we hoped that we would get lower numbers. But it never reached the goal that we were after, which was the residential reuse criterion.

So background. In about 9 -- 10 years ago, we, LMI and DTSC, talked to the Architectural Heritage and Landmarks Commission to present environmental conditions in the building. And even back then, we were concerned that we couldn't clean up the site to achieve the residential standard and we considered whether demolition was going to be the alternative we were looking at.

And we looked at this a number of times. And it's not that we want to demolish the building, but our first responsibility is to deliver the building safe. So it has to be safe for its reuse.

We also talked to the State Historic Preservation Office at the time. And at the time that we talked to them, we hadn't finished all of the remediation. So we had feedback from them that said finish the remediation, and if you don't meet the standards that you're looking for, then you might have to do an environmental impact report [EIR] to evaluate the ramifications of a demolition action.

So we continued our characterization and testing. And in 2014, we felt that we had done everything that we knew to do. And the DTSC wrote a letter to us that said you have cleaned up all the solid materials, but the air still isn't good enough for residential reuse, and the building is not appropriate for residential reuse as it is.

So in summer 2015, we submitted a Certificate of Appropriateness, which is a step that is required before any notable historic resource could be considered for demolition. We submitted that and then planned to talk to the Architectural Heritage and Landmarks Commission about it later in that year. We ended up doing that in December.

In July, the U.S. EPA came out with guidance about PCBs in building materials. And the reason they had done that is because what they found in Malibu, in the school system there, was that there were high concentrations of PCBs in building materials, paints, and especially caulk, and it was impacting the air in the schools. And so they came out with that guidance.

In December 2015, as I said, we did talk to the Architectural Heritage and Landmarks Commission. It was very clear that they were very concerned about a demolition alternative.

And we had set in motion the process of doing a focused supplemental EIR. As part of that, the city of Vallejo Planning sent out a Notice of Preparation to a number of parties, including public agencies.

And DTSC responded and said that in view of this new guidance that had come out, you probably need to sample the building materials for the potential presence of PCBs.



So that is what we have been involved in for the last couple of years. In 2016, we hired Geosyntec to help us with evaluation of paint, caulk, and other building materials.

And we have had three sampling events when we have been working on it. Each time we learn more and came to a second -- to another phase of sampling.

The first time we sampled the paint, the caulk, the plaster, all the surface materials, because we thought, let's sample the various kinds of materials that we can see, and if there are no problems, then we don't need to go deeper.

But what we found is there was a problem and we did need to go deeper. So we went back and we said, okay, if we have high concentrations of PCBs, let's see if it is in the building materials behind the paint.

So what we did is we sampled where we had 10 milligrams per kilogram or higher of PCBs. And we found that we did have it at depth.

And so we went back and said, okay, we need to sample more because it might be associated with lower concentrations of PCBs as well. And so that's what we did.

We also found, in looking at the building, different colors of paint that we hadn't identified before. And there was quite a bit of wood in the ceiling and the ceiling trusses that we had to sample. So that was also included in that third round.

CO-CHAIR HAYES: On the second round when you say you -- let's see. You just sampled brick and concrete, and that was behind paint and plaster --

MS. ROEBUCK: Uh-huh.

CO-CHAIR HAYES: -- kind of in a grid pattern or how?

MS. ROEBUCK: No. What we did through the whole process -- I'm glad you asked that question, Myrna, because I should have mentioned.

We approached this as a screening-level survey. So we have not done a grid. What we tried to do is to evaluate where we had different kinds of building materials and collect the samples so that we would have a general idea.

For example, there is a lot of gray paint in the building. There is also yellow, green, red, and black. And so we tried to sample each of those kinds.

And we also looked to see if there was caulk because that had been such a problem in Malibu. We don't have much caulk in this building at all.

But we did try to sample all the different kinds of building materials so we could see if we had a problem.

And so when we had finished --

And in each of these steps we've talked to DTSC and U.S. EPA about what we had found and what we thought we needed to do next.

After this third round, we think that we have really sampled all these different kinds of materials. Again, it's a screening-level survey, it's not a grid. But we think we know enough to make some conclusions about the building.



So I'll give you some statistics here, and I'll give you more a little later too, and we'll talk about this figure in the next slide.

But we have taken 115 samples of building materials. The regulatory screening criterion for residential reuse is 0.22 milligrams per kilogram, so that's what we are comparing against.

We have found PCBs in building materials that have ranged all the way up to 60 milligrams per kilogram. That's the highest number we have.

Just sort of as a point of comparison, in the Malibu school system, the highest concentrations they found were 500,000 milligrams per kilogram. So it's not like this is nothing, this is important too, but fortunately, we are not that bad.

We have seen PCBs in building materials from 0 to a 0.25-inch deep, and also from 0 to 0.5-inch deep. The 0 to 0.5-inch is what we sampled first. And then we thought, well, maybe we don't need to go that deep or we should go 0.25-inch to 0.5-inch.

And what we find is from 0 to 0.25-inch is where we have most of the problems. When we go a little deeper, it's usually not as bad. But because we did have the 0 to 0.5-inch where we did have PCBs above the screening criterion, we are always trying to take the most conservative approach if we don't have a lot of data, which is what we signed up for when we did the screening-level survey.

CO-CHAIR HAYES: You're probably going to get to this, but how ubiquitous is this? I mean --

MS. ROEBUCK: That's the very next slide.

CO-CHAIR HAYES: Good.

MS. ROEBUCK: So you're --

CO-CHAIR HAYES: Good. Good.

MS. ROEBUCK: Great segue.

CO-CHAIR HAYES: So it sounds like --

MS. ROEBUCK: Yeah.

CO-CHAIR HAYES: -- materials that got painted on or whatever, may have even, like, migrated or saturated into the other surfaces.

MS. ROEBUCK: So I've given you an 11-by-17, but even that you can't read very well. So really what I wanted to point out here --

What this shows is that anywhere we have red is an exceedance of the regulatory standard. So, you can see we have red all over the building, every area. So that figure that I showed you that had the different numbers of the building, you know -- it's Areas 1, 2, 7, and then Areas 3, 4, 5, and 6 are here -- but all of them, even though these were the later areas constructed, they all have contamination.

This area, the brick, has a lot because we have sampled there a lot because it's been painted a lot. So there are many different kinds of things to sample in that area.

But the point is, we have contamination everywhere.

CO-CHAIR HAYES: Uh-huh.



MS. ROEBUCK: And the other thing that I did that you see on the 11-by-17 is I've highlighted some areas in green and in yellow. Those highlighted areas are the ones that are at depth, so 0 to a 0.25-inch or 0 to 0.5-inch. And the ones that are in yellow exceed the residential screening criteria, and the ones in green don't. So it's just a general figure to show you we have got a significant problem in this building.

Thank you.

CO-CHAIR HAYES: I mean, you're probably going to answer this question already. But can you say --

By these building section numbers, or whatever you're calling them, can you say that -- let's say Area 1 where you have so many red spots --

MS. ROEBUCK: Uh-huh.

CO-CHAIR HAYES: -- what do all those red spots tell me?

Is there anything that shows me at what depth these are? Or what materials? I mean, I would assume this is primarily brick, but there's probably some wood timbers. I mean --

MS. ROEBUCK: Most of this --

CO-CHAIR HAYES: -- this is almost impossible to make any useful sense of.

MS. ROEBUCK: Well, and --

CO-CHAIR HAYES: Sorry.

MS. ROEBUCK: And so that's why I brought this because --

CO-CHAIR HAYES: We need a model or you need to go and you need to use the laser and show us what this is. It looks like a cathedral to me. It's beautiful.

MS. ROEBUCK: Well, the deal with this area is this has a second floor --

CO-CHAIR HAYES: Yes.

MS. ROEBUCK: So there's a mezzanine there.

CO-CHAIR HAYES: Yes.

MS. ROEBUCK: So the areas that have blue rings around them are upstairs.

CO-CHAIR HAYES: Okay.

MS. ROEBUCK: And the areas that have highlighting associated with them are depth.

CO-CHAIR HAYES: I can see that.

MS. ROEBUCK: So if there's no highlighting associated with one of these -- and you can see where it goes -- then it's a surface paint.

Only the highlighted areas are the brick or the wood or the concrete behind the paint.

But really what I wanted you to understand is there is a problem that's significant with mainly the paint, but also some of the materials behind it. So I do have some statistics that will maybe help a little bit with that.



Paint in all areas of the building is a problem. Of all the samples we took, whether it was because we had actual concentrations that were above the residential screening criterion; or in the case of eight samples, the detection limit was higher than the screening criterion, and so we have to consider that that is also contaminated.

So 83 percent of the paint samples that we took were contaminated. We took four samples from the exterior, one of those was contaminated.

So that's really the surface problem that we have. Then we start looking behind it. And the concrete, brick, and the wood, we have about 25 percent of the samples of concrete and brick that are contaminated under the paint. About a third of the wood samples are contaminated under the paint.

So what that does for us is it tells us that we have to remove the paint, and we are going to have to remove some of the surface of the materials behind it.

CO-CHAIR HAYES: Uh-huh.

MS. ROEBUCK: And probably if we go to 0.25-inch, that probably won't be quite enough. We probably have to go a little bit more than that; but we're definitely not going to go more than 0.5-inch, that's our conclusion.

We also took some samples of -- it's called wood, it's a surface treat -- or a ceiling treatment that's been painted, and then some mastic adhesives, and those had PCBs in them as well.

So now we'll talk about remedial alternatives. And again, I want to stress we haven't chosen anything, but I'm going to give you the whole range of what we could do.

But when we think about it, first of all, as I said, the building has to be safe for its intended reuse or we just won't deliver it, period.

The Mare Island Specific Plan says where we need to put residential and commercial and all of that. And Building 84 is in a residential area.

It also says what is a historic resource. Appendix B of the Specific Plan addresses that.

So those things are in our mind as we deal with Building 84. We also want public input. We've come to the Restoration Advisory Board first because this is an environmental update.

We are intending also to go to the Architectural Heritage and Landmarks Commission. We don't feel ready for that because we haven't got a solution yet that we want to try to present.

We also had a historic architect Frederick Knapp who, in 2014, went through the building and helped us evaluate the building in its pieces.

Because when the building was designated as a notable resource, it was evaluated as one full structure. What Frederick Knapp did was go through and look at individual sections of the building.

And that's why when I say the most historic part of the building -- if you look back at your colored building slide -- Areas 1, 2, 1A, and 7 are the ones that he said potentially had the greatest historic value.



The other areas that are in the orange and red, he said those really don't have a lot of historic value. They were built for a warehousing purpose, and some of them were even worse than that. I mean, they look they are just corrugated metal.

And so we have focused on Areas 1, 1A, and 2 -- that's the brick part and the oldest part -- and 7, potentially as the most historic parts that people would want to retain the most. And, you know, you can give us feedback about that, but that's what we have assumed.

So in addition to requesting input from all of you, what we are also doing now is getting additional input from a structural engineer, and that's in process. In fact, the request for proposals should go out, I think, Monday.

And the reason we are doing that is because as we came up with remedial alternatives, DTSC, I think, correctly pointed out that without knowing the structural impact of the building, we couldn't really come up with costs that were even order of magnitude costs, because we didn't know if we were going to remove parts of the building or ceiling trusses, if it would affect the stability of the building such that we would have to do something else to shore it up.

So the range of options, we'll talk about that in general. But what I wanted to say is that we have always looked at this as reuse for residential purposes. That is what has always been planned. It has been planned since the very beginning of Lennar Mare Island's involvement as something where we expected to have 24 condominiums in the building. That was the plan.

At this point, I don't think we're married to that. I think what we wanted to do was find something that is the best benefit for everyone, including the residences that are now around the building.

And so we've also thought about retaining the structure or a portion of the structure and using it as a park. And we'd talked about that even back in 2009 and 2010 when we were talking to the State Historic Preservation Office.

CO-CHAIR HAYES: Uh-huh. Uh-huh.

MS. ROEBUCK: And we thought about, do we keep the structure as a whole and just open the windows so that we don't have an indoor air problem? Or do we come up with something where the exterior of the building is retained and there's some, you know, nice lawn and people could walk around and there would be signage or something? So I think we're open to a lot of possibilities.

So when I go through these options, we are going to think about it as retaining the building as a closed structure and as an open structure as well.

And the whole range is we remediate and retain the building as a whole. We remediate the whole thing.

There are a couple of options where we remediate only the historic parts and we demolish the rest.

And then the other end of the spectrum is we demolish the whole building.

So these are the remediation options that we are presenting to the structural engineer for input from them.



Again, one is the entire building remains. We're not going to take anything down. But we have to consider whether the remediation method -- which we expect is going to be abrasive blasting to get rid of the paint -- and a portion of the actual building structure -- if we remove the roof trusses, which are in Areas 1, 2, and 7, that's the only place that there are those, in particular. In Area 1, they are wood, in Area 7, they are metal. But if we retain them and we do abrasive blasting, what's that going to do to the structural stability of the building? If we take off the roof, what's that going to be? What will that do?

So if the whole building remains, those are options. But if we do a partial demolition, then there are two options, we think. One would be to retain Areas 1, 1A, 2, and 7, and demolish those 1939 to 1950s parts.

And then the other partial demolition option is to just keep the brick parts, so Areas 1, 1A, and 2, and to demolish Area 7.

So in addition to the roof issues when we do that, then we have to consider, if we take down a part of the building, we're going to have big holes. Because, for example, when the Area 7 was added, there was a big hole that was created to join it to Areas 1 and 2. So if we remove everything except the brick part, we're going to have a big hole.

So do we leave it that way and have it, you know, a park interior look? So from a structural standpoint, we have a lot to consider in the partial demolition option, even before we talk about whether we need to take the roof off.

So that's what we're considering. And then, again, as I said, the other end of the spectrum is to remove the building in its entirety.

So next steps for us. We're working with our consultant to revise our evaluation of the feasibility of the options to remediate the building.

Before we go forward we'll talk to DTSC and U.S. EPA about what they think.

And we're going to have public input before we do anything.

But we obviously have to have regulatory concurrence before we do anything.

When we finish, we will do the grid sampling, because we need to demonstrate that whatever we have done was enough. And we are not going to collect anymore air samples until we have done the remediation, because Geosyntec has told us it's just not worthwhile, it won't come back good.

So that is the status. Do you have any questions? Now is the time.

CO-CHAIR HAYES: Well, I do. Does that surprise you?

MS. ROEBUCK: No.

CO-CHAIR HAYES: Thank you, Sheila, for coming out and giving us this presentation.

MS. ROEBUCK: Sure. Well, we wanted you to know --

CO-CHAIR HAYES: Fascinating actually. I hate to say that, but it is.

And yeah, you guys are chasing down a rabbit hole, that's for sure. But you've come back up for air a few times, so good for you.



I don't even know where to begin because I did take quite a few notes. And I know that members of the audience may also want to comment here as well. So let me just see if I can be quick and in no order; all right?

MS. ROEBUCK: Uh-huh.

CO-CHAIR HAYES: First of all, I had the opportunity to tour the distillery. And I noted extensive abrasive blast on every piece of wood in that building. It isn't really something I'm comfortable with. And also extensive abrasive blast of the bricks, which is not considered an appropriate historic preservation technique; so I'm not quite sure why they did that and why they, you know, they must not have applied for a tax credit for that, because it's just not customary.

But I can see that here you are going to have to do that. So I'm making the comparison on the walls and ceiling surfaces to what we have done with probably millions of square feet on the floor of our buildings here at Mare Island, and that is that we scabbled on site. We removed wood flooring material down to, what, four-to-four inches block. We have done all kinds of things to the floors of these buildings.

So, to me, blasting, scabbling, whatever term you want to use, abrasive blast, scabble, it's the same thing, you're just doing it on a vertical surface and on a horizontal surface above rather than on the floor below.

And you've done that. You have a huge track record for using that as the remedy to achieve your goals. The methodology or the technique that you use to get to your goals.

So, first of all, I will, in this case, support that, even though in treating the historic fabric of a building that wouldn't normally be suitable.

MS. ROEBUCK: Yes. I understand.

CO-CHAIR HAYES: Right.

MS. ROEBUCK: Yep.

CO-CHAIR HAYES: So just to make sure that's clear, because I'm not big to taking the patina off.

It looks to me like our prisoners were working and doing more than just growing vegetables for the shipyard. It looks like they were put to work disposing of paint. Nothing better to do, then here, grab a couple of cans of paint.

That happens, from what I've heard from Navy personnel who are aboard ships, too, let's just get busy and paint, it's a sunny day, nothing better to do, guys.

So I'm not surprised to see --

I don't think those colors have any significance. I mean, I can't imagine that they do, unless they are color coded by room or by wall or something like that. But it looks to me more like it was a make-work project, and primarily because back in the day you actually did put prisoners to work.

So I want to talk about --

Well, here's one --

Oh. The roof trusses you mentioned were wood in some of the older parts of the building. So I think I've addressed wood and brick and the remedy, you know, of abrasive blast.



I'm curious why you wouldn't use stripping on the metal on Area 7 paint stripping?

MS. ROEBUCK: We, and I'm -- when you talk about paint stripping, what are you --

CO-CHAIR HAYES: Chemical removal.

MS. ROEBUCK: Yeah, we looked at chemical removal. And the downside of the chemical removal is two things:

One. It doesn't work if you're like this, like a ceiling truss, so it has to adhere to the surface.

CO-CHAIR HAYES: It depends on the material you use, but anyway.

MS. ROEBUCK: And we looked at that and we had Geosyntec evaluate it for us --

CO-CHAIR HAYES: Uh-huh.

MS. ROEBUCK: -- and what they said is that it's not really useful for ceilings and it's not a technology that you can rely on.

And the other thing that we didn't like about it is that you might have to do it again and again and sample again and, you know, so it's --

CO-CHAIR HAYES: Well, I wouldn't sample until I was done.

MS. ROEBUCK: But you don't know when you're done.

CO-CHAIR HAYES: Well, yeah.

MS. ROEBUCK: Because it's supposed to draw the material out. And because we have some at depth in these building materials, we just didn't feel like we could rely on it.

CO-CHAIR HAYES: I'm just talking about the metal, I'm not talking about the other material.

MS. ROEBUCK: Yeah. We thought, okay, do we want to have two different methods? And, you know, I don't think we have at this point felt that that was the best approach to take. Not to say it could change, but that's where we are today.

CO-CHAIR HAYES: Well, I would just recommend looking into that, because if you are concerned that you are going to compromise the metal by abrasive blast, then that is another alternative.

And, you know, if you have to go to somebody else besides Geosyntec, then maybe you should do that. You know, I would recommend that.

MS. ROEBUCK: When we get to the point that we are going to actually remediate, we definitely are going to go to some --

CO-CHAIR HAYES: Because I wasn't removing paint from my house, the eaves of my house for the purpose of remediating contaminants but -- it was paint failure -- but I've done a lot of work above with chemical removal because the lead in the paint under subsurface was so high that it wouldn't be suitable to remove it abrasively.

But, second of all, there had been a bizarre application of a paint that should never have been put on so that the minute it got wet -- which is how you would contain lead from going everywhere - - it turned into bubble gum, that outside layer, it's elastomeric paint.



So I do have a lot of experience with overhead removal using chemicals, and there are products that definitely are effective. Now, if they're going to help you achieve what you want to do, that's another matter. But I think metal is probably pretty resilient.

I would just urge you not to tear down Area 7 because of this: I'm one of the few people I know who really has gotten to walk through this building. And I'm very pleased to have had that opportunity at one time, some long time ago.

And my first thought when you guys talked before about, well, you know, residential is where we have our heart set; so I see now that you said we are no longer absolutely married to that. But then you don't really talk too much about -- I don't know if it was this same chap, this Frederick dude, whether he was the one who also advised you on your commercial suitability for a commercial use within a residential area --

MS. ROEBUCK: He was not that person.

CO-CHAIR HAYES: All right. Well, that person I don't think did such a great job for you, because I don't think that person was very creative.

You mentioned one time that, you know, like that person looked at the model of, oh, okay, commercial. So we are in a residential, and we certainly don't want a CVS because there is not enough foot traffic for that; and we wouldn't a Trader Joe's because we would have those trucks coming in early in the morning unloading pallets and it wouldn't be suitable for a residential.

Oh. There are a lot of commercial uses that aren't dependent completely on foot traffic or are noisy that mix in with residential uses. And that's just like -- I would use the word poppycock, you know, that's a word my dad used to use. I don't know if it's not nice or not PC, but I think it's a nicer way than saying the other word that comes to mind.

I don't think that that was fully vetted. And so I would like for you to also go back -- I mean, I'm going to say go back to the -- and I can see that you have a little bit of a challenge because your -- you are not meeting commercial or residential levels, but if you could get to commercial.

My first thought when I recall being in that building -- and it took me the next morning before I saw it -- but Vallejo probably has around 600 churches. And I saw Area 7 as, with the windows all the way around three sides, two stories tall, as -- I mean, I don't go to church anymore, but bless your hearts -- I saw it as a sanctuary.

And I saw the rest of the building being used for the things churches do, you know, classrooms and offices and that sort of thing.

And I also saw it as an event center. We've had quite a problem the last couple of years, and LMI stepped up gleefully or reticently to the plate, either way you've accomplished housing the San Francisco Bay Flyway Festival that was intended as a placeholder for a permanent environmental education center and -- at Building 505, we were there the first 7 years. And then Lennar's hosted us since then.

Now, there's talk about, well, gee, there might not always be a building available. So here comes -- is a building that --

I know that Fort Mason --



Marc Kasky has been a pro bono consultant to our non-profit for years. And the first thing they did to bring Fort Mason into the black from the red was he picked off the Pavilion, the building they used as the Pavilion and the Cowell Theater, the building they used for that, because those were sources of revenue.

And it's clear that Mare Island could benefit from that type of a gathering center. Whatever you use it for, you know, throughout the rest of the year; whether you actually do in this notion of a park, you know, maybe you actually use that as a permanent environmental education center -- with its proximity to the Bay and to some of the recreational areas.

You know, I don't know and I'm not going to go on and on about that. But I think you need to look at other commercial uses rather than the two that seemed to bubble to the top of that guy's brain. I think that that would be a useful place to engage the community, not only the people who live on the island, but also the broader community. I mean, the police department, maybe -- no, that's a bad joke around these parts.

I'm thinking that on the reuse of the -- of it as a park, which I really don't, you know, that's a dreamy idea that I can't imagine Lennar executing. You know, maybe I'm wrong on that. But maybe the new folks in town, I understand you're still working on negotiating with them, maybe they have some thoughts about that.

But if you need a precedent for that, Jack London's a good example of a place that you just set a fire and, you know, Mare Island is good at burning things down, so maybe just let it catch fire one day.

I'd like to know where your --

You have a lot of money already invested in this building, and you were hoping to recover that investment. Well, I mean, two reasons:

One. You have to on the environmental cleanup. I don't think that you guys are suffering because you have not run out of money to do the environmental cleanup, you just go to the Navy and ask for some more.

But in terms of what kind of -- at what point you don't --

If you don't use it for residential purposes, and you did create some type of a park where you take it apart, where would the revenue for the park be generated from?

I mean, I actually have managed a park myself for 11 years, in a couple of weeks, and then 12 years and 15 years we have been involved with it. We wrote reports for the mayor, and all kinds of really cool consultants helped us deliver those. And I have a lot of data for you on managing a park, and the costs of a park, and the costs of making one.

And Lennar was pretty specific about making sure that our park was not in the assessment district, because they were concerned about the amount of money that people paying the assessments would have to pay for that additional assessment for the management of a park.

So I'm just kind of curious --

You don't have to answer here or answer in public, but I'm just kind of curious about where that idea of the park would actually, you know, play out.



And then the last thing is I think that a structural engineering analysis regardless of whether DTSC or yourselves entered into it, I think it's always a good idea on historic buildings -- on any building probably. And so I support that.

And I think I might have almost run out of comments.

I just want to note that, you know, there's another use of the word poppycock here, I think. I want to make it clear that the City of Vallejo Planning Department and Lennar conjured up these terms called a "Notable Building" for this Specific Plan. That isn't National Park Service nomenclature, it's one that the city and Lennar just sort of made up.

So I think that the important thing that I want to stress about this building is that it's not just a notable building in your dream of the island, but it is the Navy -- only one of two brigs the Navy ever had. And I think it rises to one of the most important buildings to be part of the fabric of this island.

And I've seen, for whatever reasons, a lot of picking apart of the island, a lot of sort of abrasive activity and scrubbing of any and every building that you or the city or your -- or your developers don't like.

And somewhere it has to stop because somewhere the National Historic Landmark, the multiple districts that make up that landmark are actually going to be extinguished.

So if there's any way that you can protect this building, and find a use for it, I'm going to be on your side. I'm not going to be trying to, you know, as you might imagine, undermine your effort; I'm going to be incredibly supportive. And I would go to the Architectural Heritage and Landmarks Commission.

I live in a National Register District historic house, and I know how hard it is to work on them and to keep them in order. But I also know that Mare Island -- I talk to people every day, I host people every day who think that Mare Island is a magical place, and I think part of it is this sort of amazing structures and combo that we have. And the more you pick apart a fabric, all of the sudden, one day, you know, you really can't wear it.

I mean, right now I'm wearing a shirt that has holes in it. I can still wear it because of where the holes are. But there's going to be a day when I just can't, like, cover it up or, you know, it's got a hole in just the wrong place, so I'm going to have to give it up.

And that's what I'm concerned about here is that either the building, the area itself, you haven't said what you would do if you demolished those older -- those newer buildings. The more you tear apart, the more it looks like maybe you tore it apart.

Part of the whimsicalness of the island is this add-on and add-on and add-on in my opinion. So I know this isn't an environmental cleanup issue, but it is just my opinion about history.

So I thank you.

MS. ROEBUCK: Thank you.

Yes.

MR. BOONE: Hi. Daniel Boone.

I don't know anything about abrasive blasting, so I'm kind of curious. If you remove paint from a porous material like brick, that's also irregular surface, and you use abrasive blasting, how do



you know when you've gotten the PCBs out? Do you test continuously to figure out how much of the brick you've got to take out to get it all?

MS. ROEBUCK: Well, let me just say I also am not an expert on abrasive blasting. But what I do know is that different materials that you can use would take more of the surface away.

And as far as when we knew that we had taken enough away to remove the PCBs. You know, it would be our intent to remove all of the paint because we know it's ubiquitous in the paint.

And as far as the material blowout, we would work with the contractor to not remove probably more than a little more than 0.25-inch. That would be our goal. And then we would test.

MR. BOONE: Okay.

MS. ROEBUCK: And our goal would be to, if we had to do more to remove more PCBs, we would do it in limited areas.

MR. BOONE: So paint first and then abrasive blasting on the, let's just say, brick surface, and then go back and test to see if the brick surface is PCB-free?

MS. ROEBUCK: That's the general plan, yeah.

MR. BOONE: Okay. Thank you.

CO-CHAIR ANDERSON: Are there any other --

CO-CHAIR HAYES: Yeah, Paula.

MS. TYGIELSKI: This is an idea I have that probably is not going to go anywhere; but I want my church to move, and I think this building is a nice one, and how much would it cost them?

MS. ROEBUCK: I have no idea. I could not answer that question.

CO-CHAIR HAYES: I have never talked to Paula about this, by the way. I never did.

CO-CHAIR ANDERSON: Great minds think alike.

MS. ROEBUCK: I don't know, but I will note that you're interested. But I would just -- because I like you -- I am going to tell you that I wouldn't offer anything until it was cleaned up.

MS. TYGIELSKI: I'm thinking church use would not have to be to residential standard because people are only in there for an hour or two a day.

CO-CHAIR HAYES: Commercial though. Sorry.

MS. ROEBUCK: Noted. Thank you.

CO-CHAIR ANDERSON: All right. Are there any other questions or comments?

(No response.)

#### **IV. FIRST PUBLIC COMMENT PERIOD**

CO-CHAIR ANDERSON: Okay. We are running about a half an hour or more behind.

We do have a quick public comment period. Does anybody have a public comment on any other issues at this point?

(No response.)



CO-CHAIR ANDERSON: Do we want to take a 10-minute break? Do we want to go ahead and plow through?

CO-CHAIR HAYES: Well, I think you deserve a 10-minute break because I do not want to take the cake home.

CO-CHAIR ANDERSON: Okay. Let's do a quick 10-minute break, and then I think we can make up some time on the focus group reports and the updates.

So let's do a quick 10-minute break. We'll start back again at 10 minutes till the top of the hour.  
(Thereupon there was a brief recess.)

**V. ADMINISTRATIVE BUSINESS (Myrna Hayes [Community Co-Chair] and Scott Anderson [Navy Co-Chair])**

CO-CHAIR HAYES: Okay. We are going to knock it out. Hey, thank you, everyone. Thank you, Elizabeth, for bringing treats. And I'm sure they will go to a good home.

MS. WELLS: And Gavin did too.

CO-CHAIR HAYES: And Gavin. I didn't mean to one-up you really.

MR. MCCREARY: It's okay.

CO-CHAIR HAYES: I'm sure with candy and oranges, you could do it.

MS. WELLS: But don't you remember we used to alternate when we were bringing dessert? And Neal made a great strawberry shortcake.

CO-CHAIR HAYES: Yes, he did.

MS. WELLS: Yes.

CO-CHAIR ANDERSON: Can we volunteer that again, Neal?

CO-CHAIR HAYES: Seasonally. Seasonally we can.

I was going to bring coffee too, but there were some problems, so sorry.

So we're going to go to administrative business.

Announcements. Scott, do you have anything you want to share -- I don't -- under this category?

CO-CHAIR ANDERSON: I do. Just that we have the RAB meeting minutes from the January meeting that came out in the RAB packet. And if anybody had any comments on those minutes, I can take comments now or e-mail or anything like that to me would be great, or we can go ahead and approve to have those minutes finalized.

CO-CHAIR HAYES: Is there any objections to having them finalized at this meeting?

(No response.)

CO-CHAIR ANDERSON: Okay.

CO-CHAIR HAYES: No. All right.

CO-CHAIR ANDERSON: All right. Carolyn, so we will get the RAB minutes finalized.



MS. HUNTER: Thank you.

## **VI. FOCUS GROUPS REPORTS**

CO-CHAIR HAYES: So let's see how fast we can go through these focus meeting group reports. Community. Carol Phillips.

### **a) Community Focus Group (Carol Phillips [RAB Community Member])**

MS. PHILLIPS: In our last meeting in January I asked about the equine history on Mare Island, and Myrna Hayes was very wonderful in giving us a real overview of what has happened there.

I was just wondering if there is a place that we could have a horse still and create like an area where people could come and be with the horse, and, you know, that kind of thing where we could do it?

CO-CHAIR HAYES: Can we --

I'm not sure that that falls under the environmental cleanup purview of the Restoration Advisory Board.

But it's a legitimate request. Can we maybe just have some more conversation, outside of the RAB meeting, and maybe even talk to the city folk and pursue that a little bit?

MS. PHILLIPS: Okay. Thank you.

CO-CHAIR HAYES: Natural resources. We don't have anyone designated for that at this time. Paula on a technical focus group level.

### **b) Technical Focus Group (Paula Tygielski [RAB Community Member])**

MS. TYGIELSKI: Nothing to report.

CO-CHAIR HAYES: All right. City of Vallejo, Erin, you are here tonight. Welcome back.

### **c) City of Vallejo Update (Erin Hanford [City of Vallejo])**

MS. HANFORD: Thank you. I don't have anything official to report.

I was just going to say the city is still working with the regulatory agencies and the Navy to hopefully transfer the Navy's last remaining parcel on northern Mare Island, and we're hoping that will happen in just a couple of months.

CO-CHAIR HAYES: Very good. And what parcel is that?

MS. HANFORD: Parcel XV-B(1).

CO-CHAIR ANDERSON: Parcel XV-B(1).

CO-CHAIR HAYES: What does it look like if we were to drive by it?

CO-CHAIR ANDERSON: It's Building 503.

CO-CHAIR HAYES: There you go.



CO-CHAIR ANDERSON: Yeah, Buildings 499, 503.

CO-CHAIR HAYES: Does it include the old gas station?

MS. HANFORD: Yes.

CO-CHAIR ANDERSON: Yeah. We are hoping to have that transferred in May. That's our goal.

CO-CHAIR HAYES: And does that --

Will there be a finding of suitability to transfer [FOST]?

CO-CHAIR ANDERSON: Yeah. So both for the XV-B(1)a and XV-B(1)b, there are final FOSTs with agency concurrence on both of those. And then we are in the process of finalizing the CRUP, the Covenant to Restrict Use of Property. So we have agency concurrence on that CRUP, and we are just waiting for final signatures.

CO-CHAIR HAYES: It probably would have been a good idea for the Navy and the city to have brought that to the Restoration Advisory Board.

So in the future let's work on that a little bit.

CO-CHAIR ANDERSON: The FOSTs?

CO-CHAIR HAYES: Yes.

CO-CHAIR ANDERSON: Okay. And we do have two FOSTs that are upcoming: the PMA or the Production Manufacturing Area Housing Area FOST, and also the Installation Restoration Site 05, Western Magazine Area, and Dredge Pond 7S FOST, so we are going to propose to have those at the next RAB meeting.

CO-CHAIR HAYES: That would be great.

CO-CHAIR ANDERSON: A presentation on those two.

CO-CHAIR HAYES: Yeah. Yeah. And let's learn what we can about this FOST as well, you know, even if it's after the fact.

CO-CHAIR ANDERSON: Sure.

CO-CHAIR HAYES: I mean, let's remind everybody in the room, once again -- I don't think I'm that old-fashioned here.

The Restoration Advisory Board really only has one purpose: to talk about environmental cleanup among all of the interested parties; the Navy, its responsible parties it has handed off to, the regulators, and the community, early and often; environmental cleanup, early and often, the three parties. So early and often is the operative that I think is falling down on the job. So if we could kick that up a notch, I'd really appreciate it. Because I don't want to keep on saying it kind of like I'm a raggedy old mama; okay? We are all grownups, we can all do it.

Lennar, you have an update for us. Horus Nelson.



**d) Lennar Update (Horus Nelson [Lennar Mare Island])**

MR. NELSON: Yeah. We've got a lot of documents in the pipeline coming and going from the regulatory agencies. We've got a long list here -- I'm not going to go through each and every one of these --

CO-CHAIR HAYES: Good.

MR. NELSON: -- but I do want to highlight a few items and some of the fieldwork that's taking place on the island.

Some of the documents that the agencies have reviewed, commented, or concurred upon include comments on the Offshore and Onshore Ecological Risk Assessment associated with Buildings 85/87/89/91/271.

We received concurrence on the Final Building 688 UL#01 Site Characterization and Cleanup Action Summary Report. That's another PCB site that has received closure.

We received comments on a handful of land use covenants that were submitted to DTSC in Investigation Area C2.

We received concurrence on the Investigation Area D1.3-Central Revised Beneficial Use Exemption for shallow groundwater in that area.

The upcoming documents list. These are the same as what was listed on the last RAB update, so I won't go through those.

Moving on to documents submitted and/or currently in review or modification. Not going to read all of these, but a few we would like to highlight.

Investigation Area C1, we have the Fuel-Oil Pipeline H1/X/B207S Corrective Action Plan Implementation Report. That's the report based on the Nimitz excavation work that we recently completed.

We have the Investigation Area C1 IR15 Second Revised First Five Year Review Report.

We also have Investigation Area C2 Second Revised Final Draft Remedial Action Plan for public review.

And we also submitted the Revised Final Investigation Area C2 Remedial Action Plan Initial Study.

We submitted a bunch of additional land use covenants for Investigation Area C2 as well.

Current fieldwork that is being performed on the island. In Investigation Area C1, we have two sites commingled together, Domestic Pump Station 6 and the Cooling Water Loop Intake Arm Corrective Action Plan Implementations. So if you are seeing some of the equipment on the waterfront, that is related to the jetting and removal of sediments that are impacted within the cooling water loop intake arm. So they've got a jetting machine that's using pressurized water and a vac system to move towards Building 121, the old Mare Island power plant, to remove sediment, and back that out, and then run it through a treatment system to filter it out so the treatment water can ultimately be disposed of as well as the sediment.

We have the Investigation Area C1 Installation Restoration Site 15 Initial Baseline Groundwater Monitoring Event that was just recently conducted.



We had some additional sampling taking place at the Oil Houses 434 and 862 and Cistern 36 excavation location. And that was additional sampling that we conducted in the investigation area within the Mare Island Museum Building 46.

And on the top right of the update page here you have a photo of the former Buildings 206-208 Area. We kicked off the excavation work at this location on March 4th, this month. And we have been progressing along fairly smoothly despite a few hiccups along the way. We have had a little bit of weather that has given us some stop-and-go action.

We also, through communication with Myrna and community members, began addressing a local area that's a nesting location for ospreys where we're concerned about the excavation area moving to the south and impacting that area.

So we've consulted with wildlife biologists outside of Lennar Mare Island, as well as California Department of Fish and Wildlife biologists to get a plan forward for installing an additional light pole west of the area.

We temporarily took down the nesting platform that's there currently, but we are going to relocate that to a larger pole, hopefully tomorrow. We, unfortunately, could not get that into the ground today, the cement company was not operational unfortunately, and we need a robust base for this light pole which is very long and heavy to get it seated into place.

When it's all said and done, we hope to have three total platforms to keep ospreys from nesting on the large crane in the XKT yard west of their lot.

And Myrna was kind enough to bring some sticks and twigs that they've used successfully on the island at other nesting locations that we're going to apply to these platforms as we reinstall those. So we appreciate her help, patience, and working with us in that process.

Upcoming fieldwork we have on the island includes a continuation of investigation and remediation at Building 87 PCB site, Building 91 PCB site, as well as mercury remediation within Building 91.

And once we complete the Buildings 206/208 area, we plan to move onto the remediation at Building 116 PCB site, and hopefully get that completed in the 2019 year.

CO-CHAIR HAYES: Thank you.

Dwight Gemar, Weston.

**e) Weston Update (Dwight Gemar [Weston Solutions])**

MR. GEMAR: Well, Weston has our usual pithy report. Other than annual monitoring reports, we only had one document remaining to complete under the Environmental Services Cooperative Agreement, which was funded in September of 2002. So 17 years later, we just have one document remaining. That is for the Final Land Use Control for the area in the southwest part of the island, the Investigation Area Site 05, Dredge Pond 7 South, and the Western Magazine Area.

And then we also have the joy to manage the landfill by Dump Road. And we continue to do the monitoring for that. And we just completed our semiannual groundwater monitoring event, which includes 24 groundwater monitoring wells.



And it's kind of a running joke with Elizabeth that because the report has gotten so small, I could literally put it on a postcard. So I modified the report just for Elizabeth so that she could frame that, because that actually might be the last written report that Weston has, other than a verbal update from here on out.

CO-CHAIR HAYES: Very good. Very good. Yeah. Wow, I'm kind of jealous, Elizabeth. Obviously the squeaky wheel.

Okay. Great. Thank you. Success, progress.

Gavin McCreary from DTSC.

**f) Regulatory Agency Update (Gavin McCreary [Department of Toxic Substances Control] and Elizabeth Wells [Regional Water Board])**

MR. MCCREARY: Yes. Let's see. We have some documents that are under review.

We are currently wrapping up our review of the Draft Technical Memorandum, the Initial Base-wide Assessment of Per- and Polyfluoroalkyl Substances in Groundwater, the objective of which was the initial base-wide assessment to determine the presence or absence of per- and polyfluoroalkyl substances. And we anticipate submitting comments next week.

Our last RAB meeting we, I mentioned the initial study for Investigation Area F1. No sooner did I think we were about ready to submit it than it turns out there are two sections to be added to it. They are wildfire and energy. And I am working on wrapping those up. And it should soon be available for public comment.

We are also looking at the Investigation Area H1 2018 Annual Remedy Status Report. But it's pretty straightforward and we should have minimal comments or concurrence without comment soon.

Some of the ones that we are anticipating soon are the Draft Final Finding of Suitability to Transfer for the Defense Reutilization and Marketing Office. We should get that next month and be reviewing it.

We anticipate, also in April, the Draft Crane Test Area North Feasibility Study Data Collection Work Plan. We were just looking for a little bit more data on that for the feasibility study, and that will cover it.

And finally, we're anticipating the Final Production Manufacturing Area, Munitions Response Program, Remedial Investigation/Feasibility Study report in April.

CO-CHAIR HAYES: Thank you. Busy person.

Ms. Wells.

MS. WELLS: Okay. So, since the last meeting:

One. I got reading glasses, which is a super bummer because I was hoping to make it to 60.

And then two. I reduced my time base to work 70 percent, so I'm not working full-time anymore. And then when I was asked to give up Mare Island, I said no. So I'm still here.

CO-CHAIR HAYES: So you're scrunching everything into 70 percent?



MS. WELLS: Well, we're trying to finish up projects, yeah.

So some of the work that I have done -- so I could say ditto to some of the things that Gavin said. But specifically, I provided comments on the Defense Reutilization and Marketing Office South work plan. And then the Draft Final Munitions Response Program Remedial Investigation and Feasibility Study Report. So that's the one that Gavin mentioned should be coming final soon.

And I'm also currently reviewing the draft technical memorandum for the per- and polyfluoroalkyl substances, which we call PFAS. And what's kind of exciting about that is we just hired someone who is actually an expert in those chemicals. And she -- in my effort to not learn anything new, she taught me some things about them.

So just to let you all know about them; they are in Teflon, firefighting foam, Scotchgard, and Glide dental floss.

And these types of chemicals have been detected in -- almost all the people in the U.S. have been tested for it. It's in polar bears. It's in all sorts of animals. There's no -- it's also been used in metal plating operations.

And there are no promulgated or official regulatory levels yet in California, but that could be coming soon. So there -- at least at the State Water Quality Control Board, there is basically an action plan in place to start looking at and regulating these chemicals. And an order just went out to landfills and airports to prepare work plans and do sampling of groundwater to look for these compounds.

CO-CHAIR HAYES: So does that mean that we would, after we've put our landfill to bed, start looking for those in the water that's being pumped off?

MS. WELLS: So the answer to that is potentially yes, because this is considered an emerging contaminant.

CO-CHAIR HAYES: Uh-huh.

MS. WELLS: So as we put contaminants and chemicals to bed, you know, we no longer use PCBs, polychlorinated biphenyls, and some of the other chemicals, then chemical companies come up with some new ones. And we use them for a while and then we find out they cause problems, and we have to sort of move on from those.

CO-CHAIR HAYES: And I would suspect that the DTSC chemical lab at Berkeley had a lot to do with bringing this to our attention, this product, because they are one of the cutting-edge chemistry labs in the world.

I got a chance to be in on a public meeting and tour that facility. So congratulations, California, for digging up yet another contaminant for us to be concerned about.

Okay. Co-Chairs' report.

Thank you very much for really robust reports. Appreciate that.

Co-Chairs' report. Who wants to go first? Scott?



## **VII. CO-CHAIRS' REPORT (Myrna Hayes [Community Co-Chair] and Scott Anderson [Navy Co-Chair])**

CO-CHAIR ANDERSON: Go ahead.

CO-CHAIR HAYES: Well, mine will be pretty short.

I want to compliment Lennar Mare Island for that Nimitz Avenue work that you did, and then it kind of fell apart because of the storms and the undermining of the road, and then you expedited -- put that at the top of your list to get the repair done so that the people could come directly down Nimitz to the Flyway Festival the weekend of February 8, 9, and 10. So I really want to thank you for the effort you made to get that remedy back in place so that traffic didn't have to detour.

The only other thing that I will note is that our 11th anniversary at the Mare Island Shoreline Heritage Preserve of being open regularly to the public is Saturday, April 13. So that entire weekend we'll be celebrating our community-operated park at the south end of the island and looking forward to a couple of additions to the preserve through the FOST process later in the year.

Thank you. And now Scott?

CO-CHAIR ANDERSON: Okay. Thank you. And as one of your handouts we have our Navy monthly progress report, so I will just skim, and it's a very fascinating read. I will skim through just a few highlights.

We did have one field activity going on in the month of March. We were abandoning some groundwater monitoring wells and also soil gas probes at IR Site 17 and Building 503 Area which is part of the Parcel XV-B(1)b site we were just talking about that will hopefully be transferred in May. And so that was part of that work was started.

We weren't able to complete all of the abandonments because of the extreme wet weather that we have had, so we're going to be going back out as a second mobilization in June to complete those.

There are a few documents that we submitted. I'll let you guys read through that.

And then we received comments and concurrence on a variety of different documents from the regulatory agencies.

One I wanted to bring to your attention that's not on this list. We had one remaining Navy-retained condition in the Eastern Early Transfer Property on -- actually on Investigation Area C2, it's Building 742. And we completed our human health risk evaluation and got DTSC and Regional Water Board concurrence on that document. So that officially removes that Navy-retained condition from the Building 742 area. And so a notice was actually sent last week to the city and to LMI notifying them that the Navy-retained condition has been removed. So that's a big positive to have that.

CO-CHAIR HAYES: So does that have any land use controls that will continue with it? Or is it a clear, ready to go?

CO-CHAIR ANDERSON: I -- do you know offhand?



MR. SILER: Well, it's going to have a land use control that would apply to the Investigation Area C2, but not --

CO-CHAIR ANDERSON: Not for the groundwater. So that's why we were able to remove the groundwater monitoring wells and soil vapor probes because there won't be any controls for groundwater.

And that's all I've got.

Other than our next meeting is Thursday, May 30th.

## **VIII. SECOND PUBLIC COMMENT PERIOD**

CO-CHAIR HAYES: Okay. Is there any public comment? That would be items that were either on this agenda or a topic completely unrelated that you have a question or concern about?

MR. BOONE: I do.

CO-CHAIR HAYES: Okay. Daniel Boone.

MR. BOONE: Just a couple of quick questions for Mr. Nelson.

The excavation that started at the beginning of March, what's the estimated time of completion of that, if there is one?

MR. NELSON: Well, we estimated the work to be between about 12 to 16 weeks. We hope that the weather works on our side and we are able to expeditiously get through that project. But we want to keep that window open in case we need to move that farther.

MR. BOONE: Okay. Thank you.

And what is going on down at the waterfront? It may have been covered at a meeting that I missed, but there are enormous tanks down by the ferry building, the ferries there.

MR. NELSON: Yeah, I touched on that for just a quick minute when I was giving the update. But that's related to the cooling water loop intake arm which was historically connected to the power plant Building 121. They would convey water from the strait to cool the power generating equipment in the building. That system has since been defunct.

But the intake arm is known to be filled and impacted with sediments, basically packed full. And there's free-phase hydrocarbons as well that have migrated their way into that.

So what we have done is we have installed a steel baffle at the termination of the intake arm at the strait so that there is no communication between the strait so that we can actually work down in the vault. And they've got a jetting system installed in there that's migrating towards Building 121, I think it's about 5 to 600 feet.

But as it progresses, it uses jetting water and it -- and it shoots the water out, releases the sediment, that gets entrained, and then they back that out. And all the tanks you see are storage tanks to help remove the heavy solids out in the initial tanks, let that material settle. It also goes through a filtration system and an oil/water separator to remove the hydrocarbons, so that we can ultimately get the water to a point where we can discharge it, according to Vallejo Flood and Wastewater standards, into the sanitary sewer. Otherwise, if it doesn't meet those -- that criteria, then we're going to off-haul that wastewater.



But those are all storage tanks that are handling the water and sediment that we're removing from that intake arm.

MR. BOONE: And the heavies and the sediment and so forth goes to a Class 3 landfill, or is taken off-site somewhere?

MR. NELSON: Yeah. It will be characterized on its own separately, and it will go to a respective landfill based on that classification.

MR. BOONE: Okay. Great. Thank you.

MR. NELSON: Sure.

CO-CHAIR HAYES: Okay. Thank you. I just want to follow up with Horus's comments about the osprey situation.

I think that's a good example of somehow or another where we didn't communicate fully enough -- are human, we could make mistakes.

But if we had, you know, there was a presentation about the plans for that environmental cleanup, but because we weren't really engaged, it was just you telling us what you were going to do, that got missed, the fact that they do have a nest site there that is a deterrent for them.

It was placed by the tenant specifically so that they would not interfere with their operations. It's a model. It had been there for four years without interfering with their operations.

Now began to look like your operations were going to impact that site, and I made a call I wish I never would. That's what I feel today. Because --

Now because you couldn't turn it around very quickly, the osprey are now all over the equipment that they were deterred from. And they are also not able to nest. They have an eggs that are ready to be dropped, and we'll probably miss out on that opportunity to have them nest.

But, most importantly, our goal always is to see how we can let nature and our operations here on Mare Island co-exist.

So I'm disappointed that I didn't figure it out on my own; that I didn't see the impacts; and then when I said something, it has taken like 18 days and still there is nothing, the replacement isn't there; that we weren't engaged; we were just overlooked; even though we are associated with Golden Gate Raptor Observatory, that what we had to say wasn't involved. So I've been super disappointed and super sad and super discouraged about the situation.

I'll be glad when it's a new season and a new day because it's broken my heart. And people are really after me, people on Facebook, because I admitted that it was me who started that conversation. So not everything that we do here always feels good and always works out right, but we're here at the table. That's all I can say. So thank you.

Did you have something, Horus?

MR. NELSON: Well, I just wanted to say that I understand that you are second guessing yourself now, but I want to thank you for reaching out when you did. It was something that was overlooked on our part. It was something that, you know, we wish we would have thought about a few months ago, and we wouldn't have been in this situation that we are now. But we --



I just want to reiterate that we have been working with the state agencies and wildlife biologists that have guided us along the way.

We were hoping to get that relocation point in much faster than we could, the weather has not been working out on our side. And given the location that -- where it's at, it needs to be a very robust support for the weight and length and height associated with this light pole, so we want to make sure that we do it correctly.

And so, going forward we are confident that there are going to be multiple deterrents in and around the site that keep the osprey from wanting to focus on any of XKT's equipment.

And I'd also like to mention on XKT's behalf that they've actually taken measures to lower the crane to inhibit that as well.

CO-CHAIR HAYES: Yeah. Well, I mean, that's all they can do.

All right. Well, at this point I think we can safely say that we can adjourn this meeting.

Yes, Scott?

CO-CHAIR ANDERSON: Yes.

CO-CHAIR HAYES: Alrighty. Anybody opposed to that idea?

CO-CHAIR ANDERSON: Thank you all and we will see you all in May. We appreciate your time.

(Thereupon the proceedings ended at 9:25 p.m.)

### **List of Handouts:**

- Presentation Handout – Paint Waste Area—Additional Data Collection Results [Attachment 1]
- Presentation Handout – Building 84/84A Status Update [Attachment 2]
- Navy Monthly Progress Report, March 28, 2019 [Attachment 3]
- Lennar Mare Island RAB Update, March 2019 [Attachment 4]
- Weston Mare Island RAB Update, March 2019 [Attachment 5]



**Attachment 1. Presentation Handout – Paint Waste  
Area—Additional Data Collection  
Results**

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# **PAINT WASTE AREA AND VICINITY DATA COLLECTION RESULTS**

**Restoration Advisory Board Meeting**

**March 28, 2019**





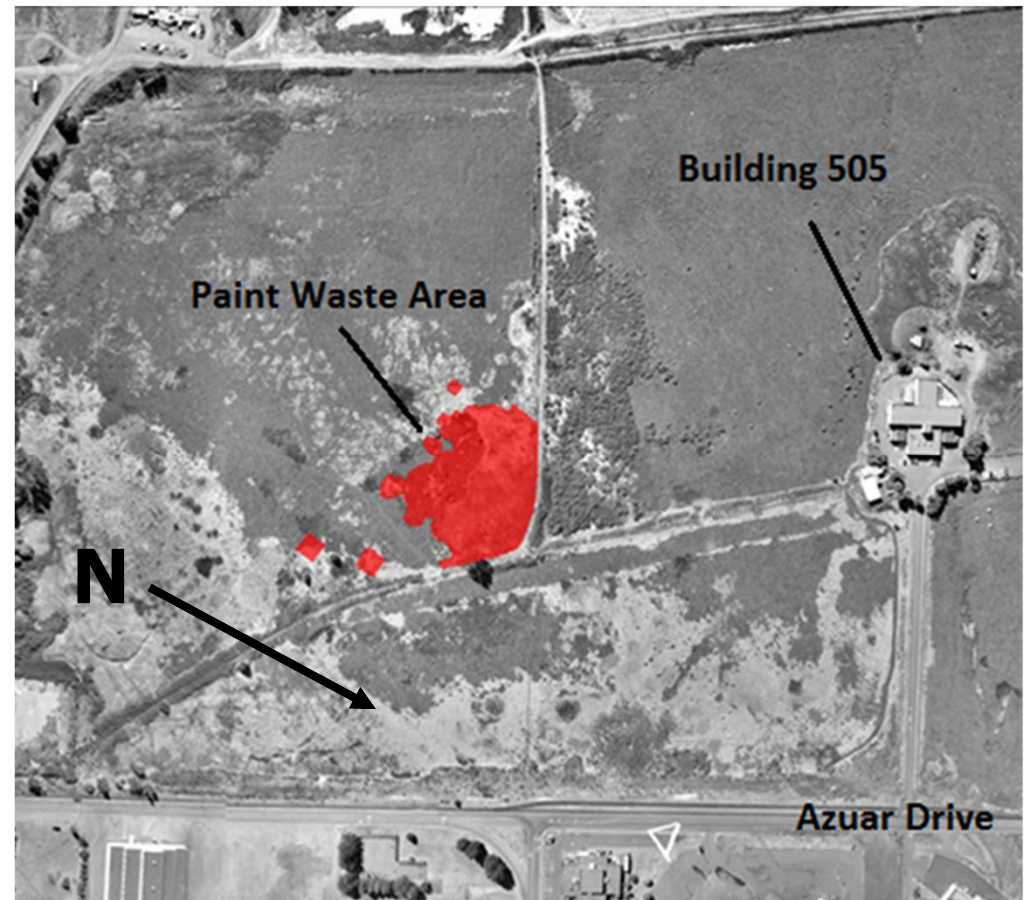
# Presentation Overview



- Paint Waste Area and Vicinity Location
- Site History
- Data Collection Objectives and Methods
- Data Collection Results
- Project Status and Schedule



# Paint Waste Area and Vicinity Location and History

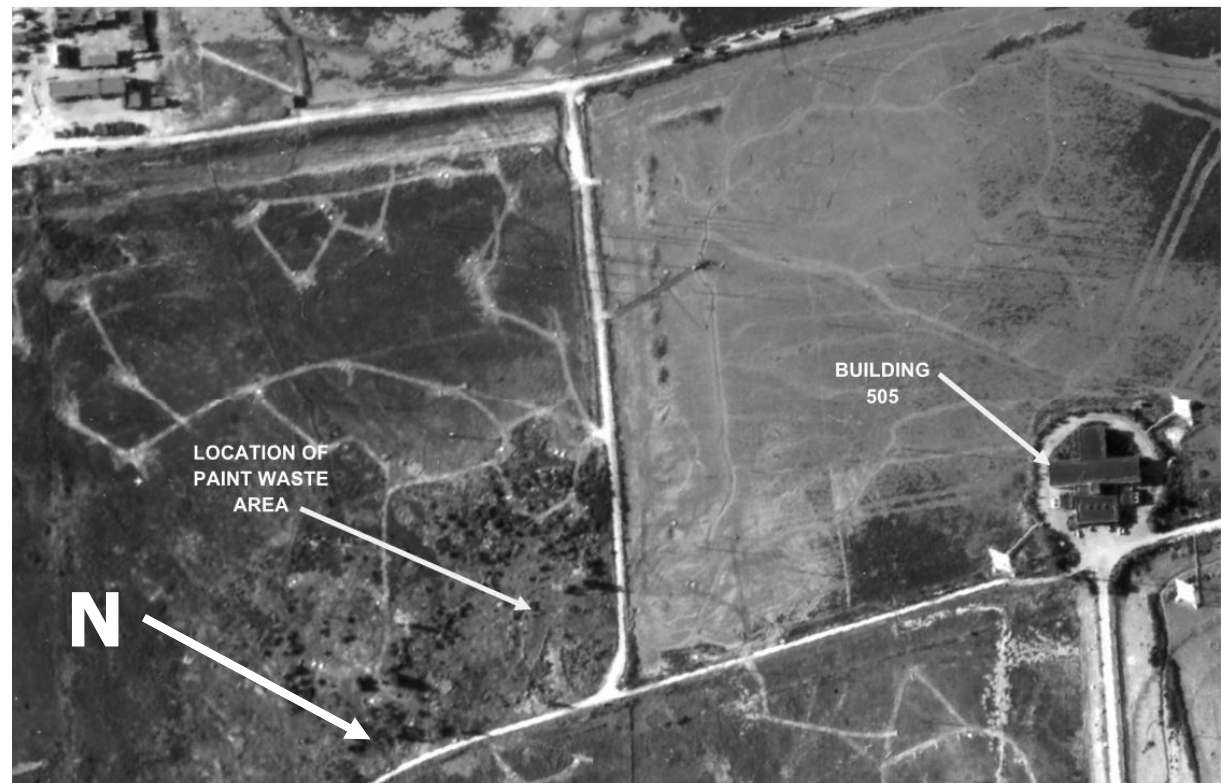




# Paint Waste Area and Vicinity History



- 2002 US Fish and Wildlife Service site walk led to discovery of paint waste (paint can debris and hardened paint).
- Paint waste and debris most likely a result from dumping by shipyard personnel prior to landfill.
- 1949 aerial photograph.





# Paint Waste Area and Vicinity Time Critical Removal Action



- **2003 – 2007**

Initial investigations and removal.

- **2007**

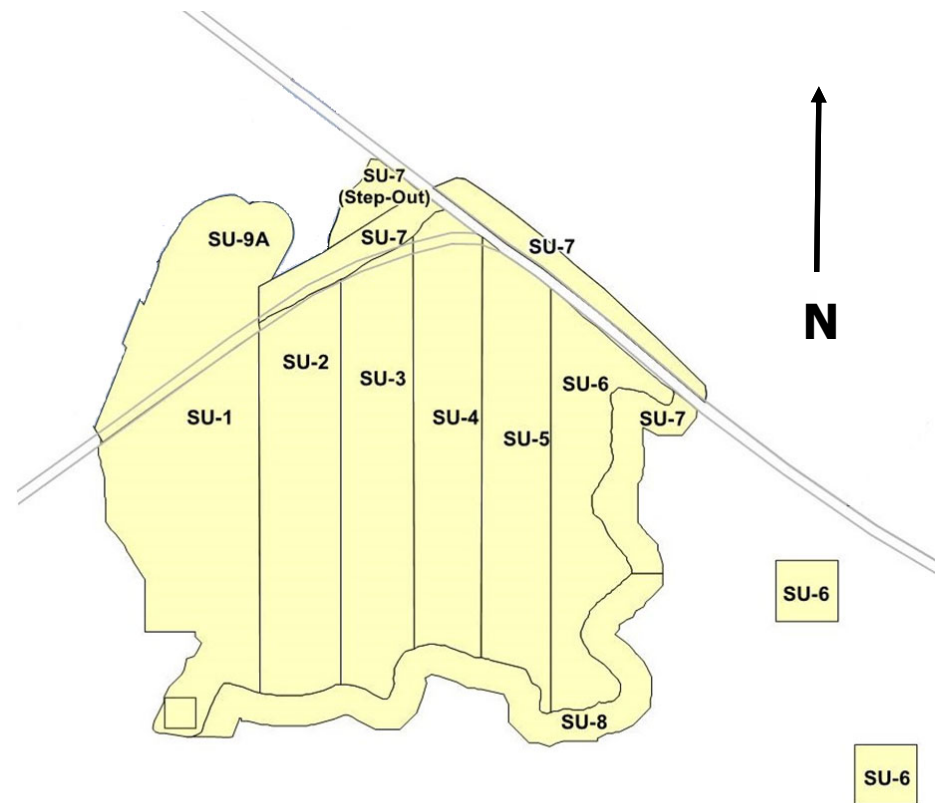
Initiated time critical removal action and discovered low-level radiological items and munitions and explosives of concern.

- **2009 – 2012**

Investigated survey units (SUs) 1 through 8 and removed 29,450 cubic yards of soil, 1,187 low level radiological items, and 17 munitions items.

- **2011 – 2012**

Investigated further north and removed 2,300 cubic yards of soil, 14 low-level radiological items, and 35 munitions items from SU-9A.



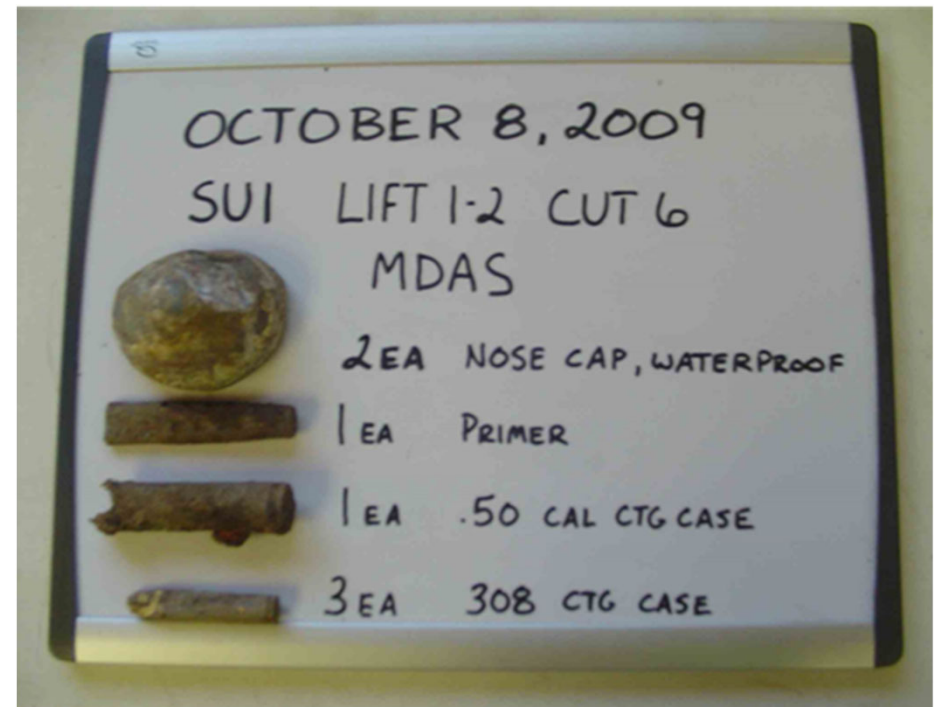


# Paint Waste Area and Vicinity Time Critical Removal Actions



Typical Low-Level Radiological Item:  
glow-in-the-dark ship deck marker  
(approximately 1,200 total items  
removed)

Typical Recovered Munitions  
Material Documented As Safe  
(approximately 50 total items  
removed)





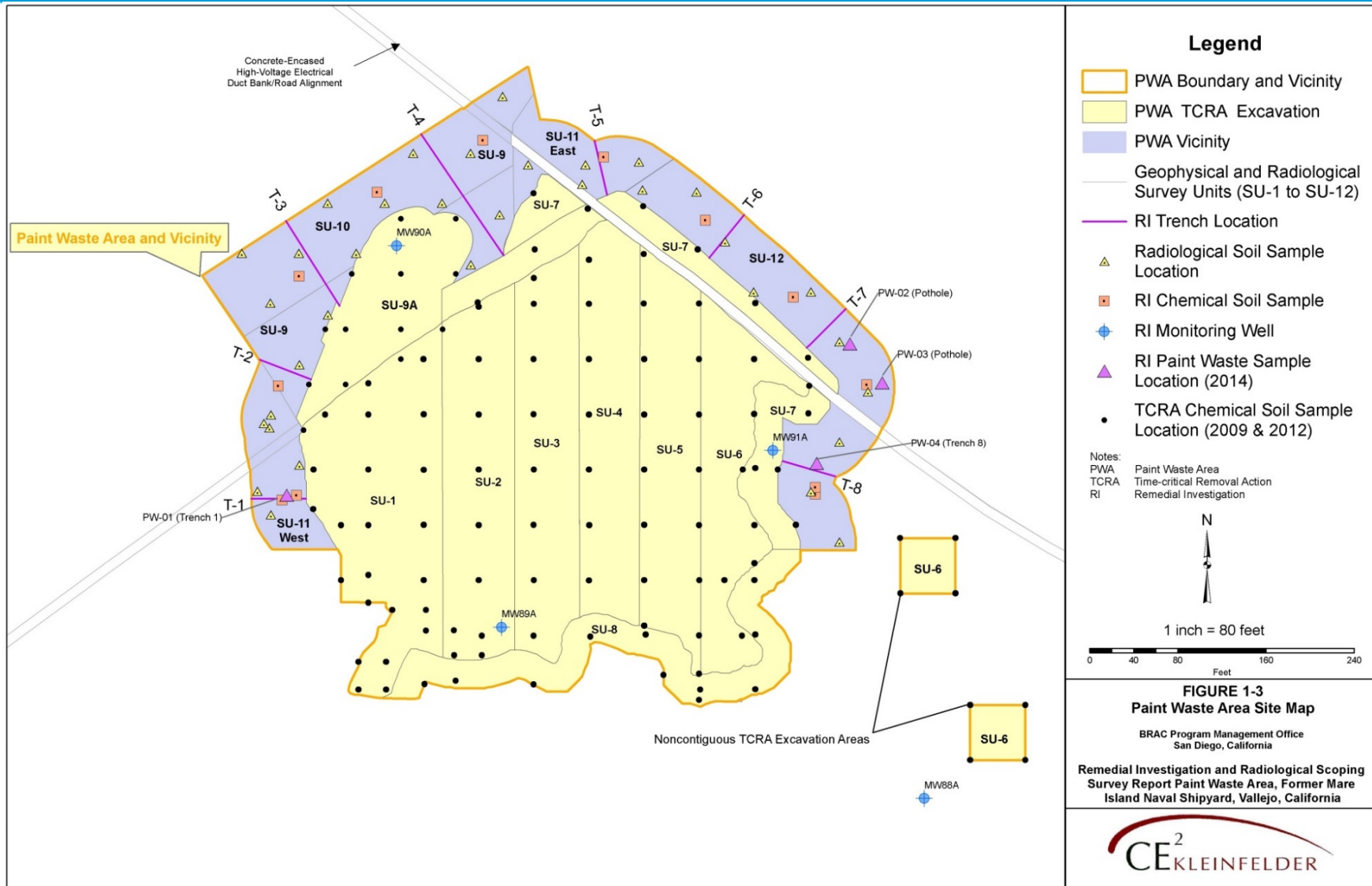
# Paint Waste Area and Vicinity – Time Critical Removal Actions and Remedial Investigation



- 2013 – Final Time Critical Removal Action Completion Report concurrence from regulatory agencies.
- 2014 – Unrestricted radiological release from the California Department of Public Health, Environmental Management Branch.
- 2015 – Concurrence for no further investigation for munitions and explosives of concern by the Naval Ordnance Safety and Security Activity.
- 2014 - 2017 – Remedial Investigation to complete evaluation of nature and extent of contaminants and conduct risk assessment for the time critical removal action area and vicinity area.



# Paint Waste Area and Vicinity 2014 Remedial Investigation





# Paint Waste Area and Vicinity

## 2014 Remedial Investigation – Paint Waste



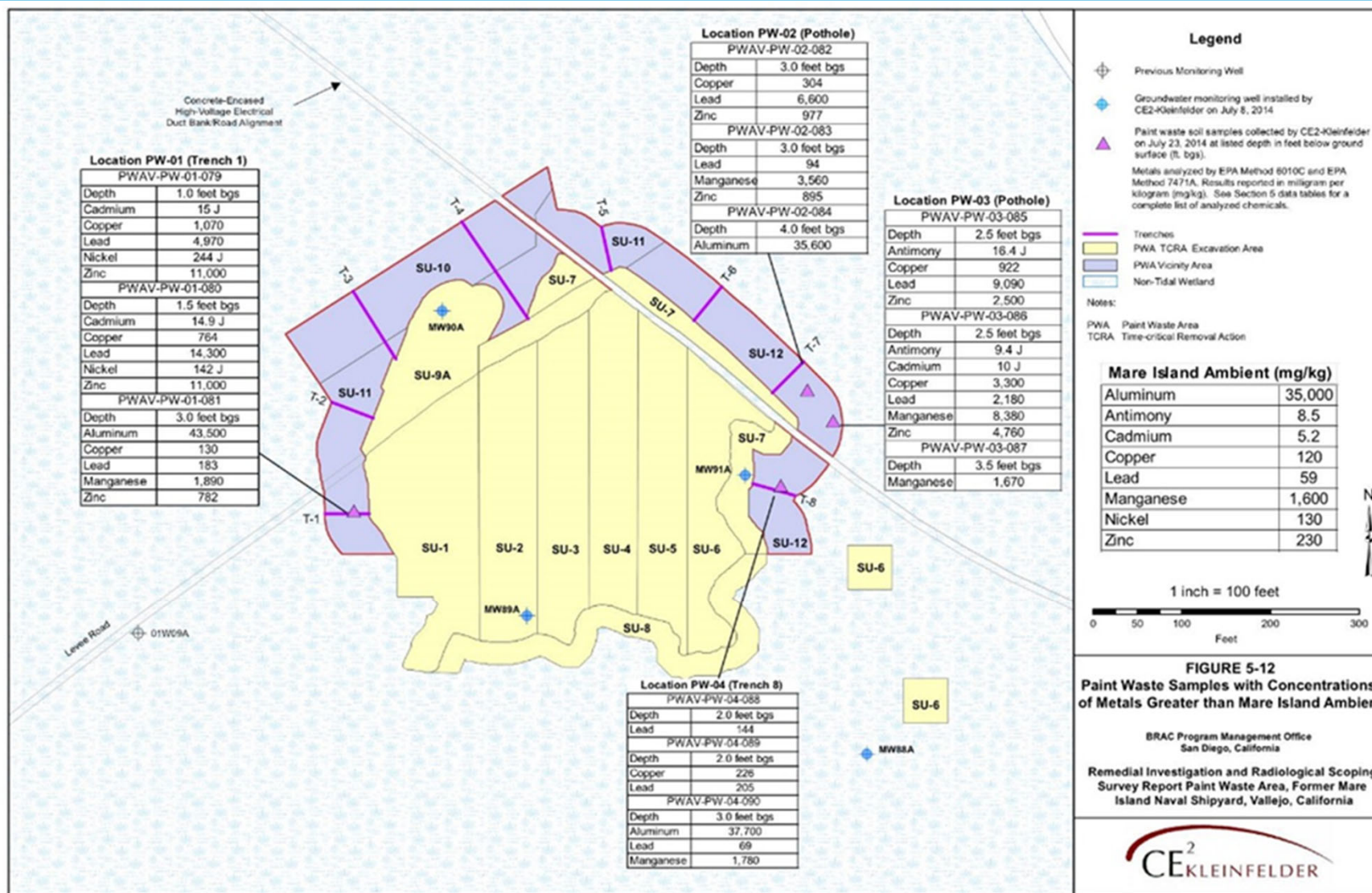
Paint waste observed during the Remedial Investigation





# Paint Waste Area and Vicinity

## 2014 Remedial Investigation – Paint Waste and Soil Data



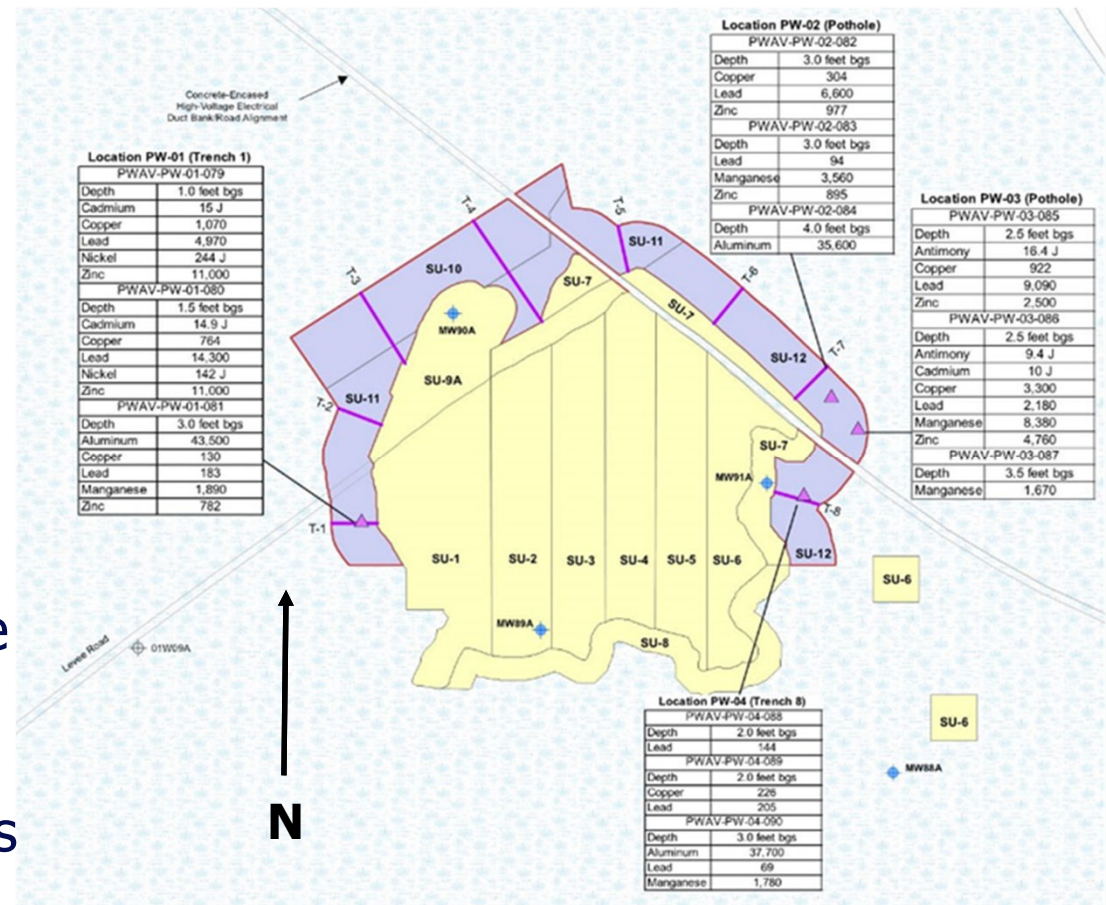


# Paint Waste Area and Vicinity Data Collection Objective



Final Remedial Investigation Report (2017) recommended additional data collection to confirm the extent of the residual paint waste on the eastern and western portions of the site.




**Data Collection Objective:**  
Advance test pits and soil borings to look for paint waste and collect soil samples to confirm the extent of the elevated metals concentrations associated with paint waste.

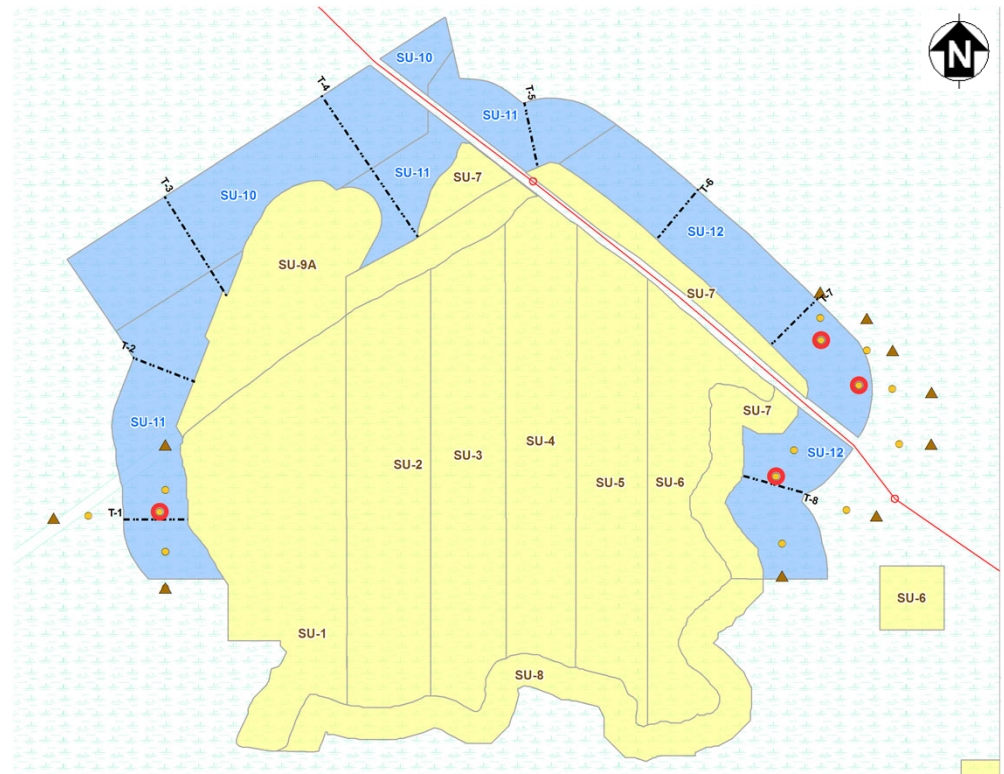




# Paint Waste Area and Vicinity Data Collection Methods



1. LAND SURVEYING: Relocate paint waste.
2. FOUR SOIL BORINGS AT PAINT WASTE LOCATIONS:  Collect soil samples from deeper depths (4.5 to 5 feet and 5.5 to 6 feet deep).
3. TEN TEST PITS:  Look for additional paint waste and collect soil samples from multiple depths.
4. TEN "STEP-OUT" SOIL BORINGS:  Collect additional soil samples as a contingency.
5. LABORATORY ANALYSIS: Soil samples were analyzed for the eight metals that were previously detected at elevated concentrations (Antimony, Aluminum, Cadmium, Copper, Lead, Manganese, Nickel, and Zinc).

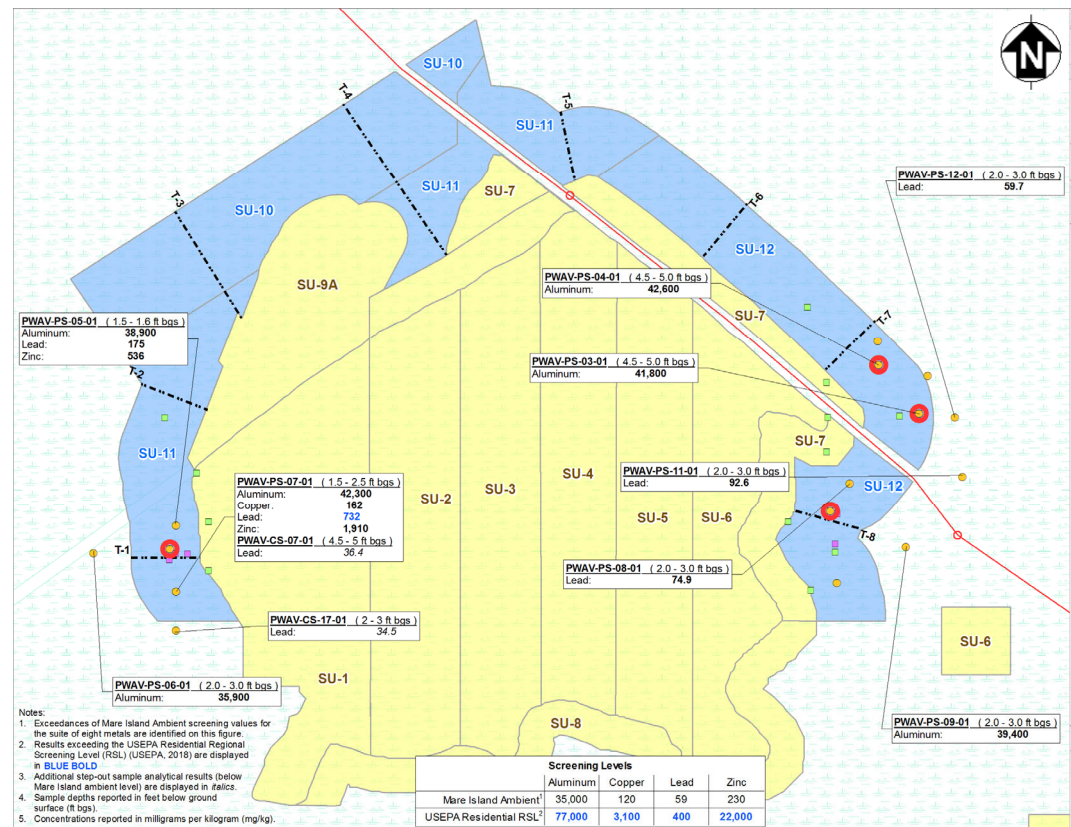




# Paint Waste Area and Vicinity Data Collection Results



- Paint waste observed in one test pit (PS-07-01) and lead was detected at an elevated concentration.
- Lead was not detected above screening levels in soil samples collected deeper and further south.
- Paint waste was not observed in test pit excavated further south (CS-17-01).
- All other metals concentrations were detected below residential screening levels.
- Extent of residual paint waste and associated metals confirmed.





# Paint Waste Area and Vicinity

## Current Project Status and Schedule



- Drafting the Data Collection Technical Memorandum
- Final Data Collection Technical Memorandum – Summer 2019
- Feasibility Study Report – Summer 2020
- Proposed Plan – Winter 2021
- Record of Decision/Remedial Action Plan – Summer 2021



# Presentation Topics Covered



- Paint Waste Area and Vicinity Location
- Site History
- Data Collection Objectives, Methods, and Results
- Project Status and Schedule





Location PW-02 (Pothole)

PWAV-PW-02-082	
Depth	3.0 feet bgs
Copper	304
Lead	6,600
Zinc	977
PWAV-PW-02-083	
Depth	3.0 feet bgs
Lead	94
Manganese	3,560
Zinc	895
PWAV-PW-02-084	
Depth	4.0 feet bgs
Aluminum	35,600

Location PW-03 (Pothole)

PWAV-PW-03-085	
Depth	2.5 feet bgs
Antimony	16.4 J
Copper	922
Lead	9,090
Zinc	2,500
PWAV-PW-03-086	
Depth	2.5 feet bgs
Antimony	9.4 J
Cadmium	10 J
Copper	3,300
Lead	2,180
Manganese	8,380
Zinc	4,760
PWAV-PW-03-087	
Depth	3.5 feet bgs
Manganese	1,670

Location PW-04 (Trench 8)

PWAV-PW-04-088	
Depth	2.0 feet bgs
Lead	144
PWAV-PW-04-089	
Depth	2.0 feet bgs
Copper	226
Lead	205
PWAV-PW-04-090	
Depth	3.0 feet bgs
Aluminum	37,700
Lead	69
Manganese	1,780

Location PW-01 (Trench 1)

PWAV-PW-01-079	
Depth	1.0 feet bgs
Cadmium	15 J
Copper	1,070
Lead	4,970
Nickel	244 J
Zinc	11,000
PWAV-PW-01-080	
Depth	1.5 feet bgs
Cadmium	14.9 J
Copper	764
Lead	14,300
Nickel	142 J
Zinc	11,000
PWAV-PW-01-081	
Depth	3.0 feet bgs
Aluminum	43,500
Copper	130
Lead	183
Manganese	1,890
Zinc	782

Legend

- ⊕ Previous Monitoring Well
- ⊕ Groundwater monitoring well installed by CE2-Kleinfelder on July 8, 2014
- ▲ Paint waste soil samples collected by CE2-Kleinfelder on July 23, 2014 at listed depth in feet below ground surface (ft. bgs).
- Metals analyzed by EPA Method 6010C and EPA Method 7471A. Results reported in milligram per kilogram (mg/kg). See Section 5 data tables for a complete list of analyzed chemicals.
- Trenches
- PWA TCRA Excavation Area
- PWA Vicinity Area
- Non-Tidal Wetland
- Notes:
- PWA Paint Waste Area
- TCRA Time-critical Removal Action

Mare Island Ambient (mg/kg)

Aluminum	35,000
Antimony	8.5
Cadmium	5.2
Copper	120
Lead	59
Manganese	1,600
Nickel	130
Zinc	230

1 inch = 100 feet



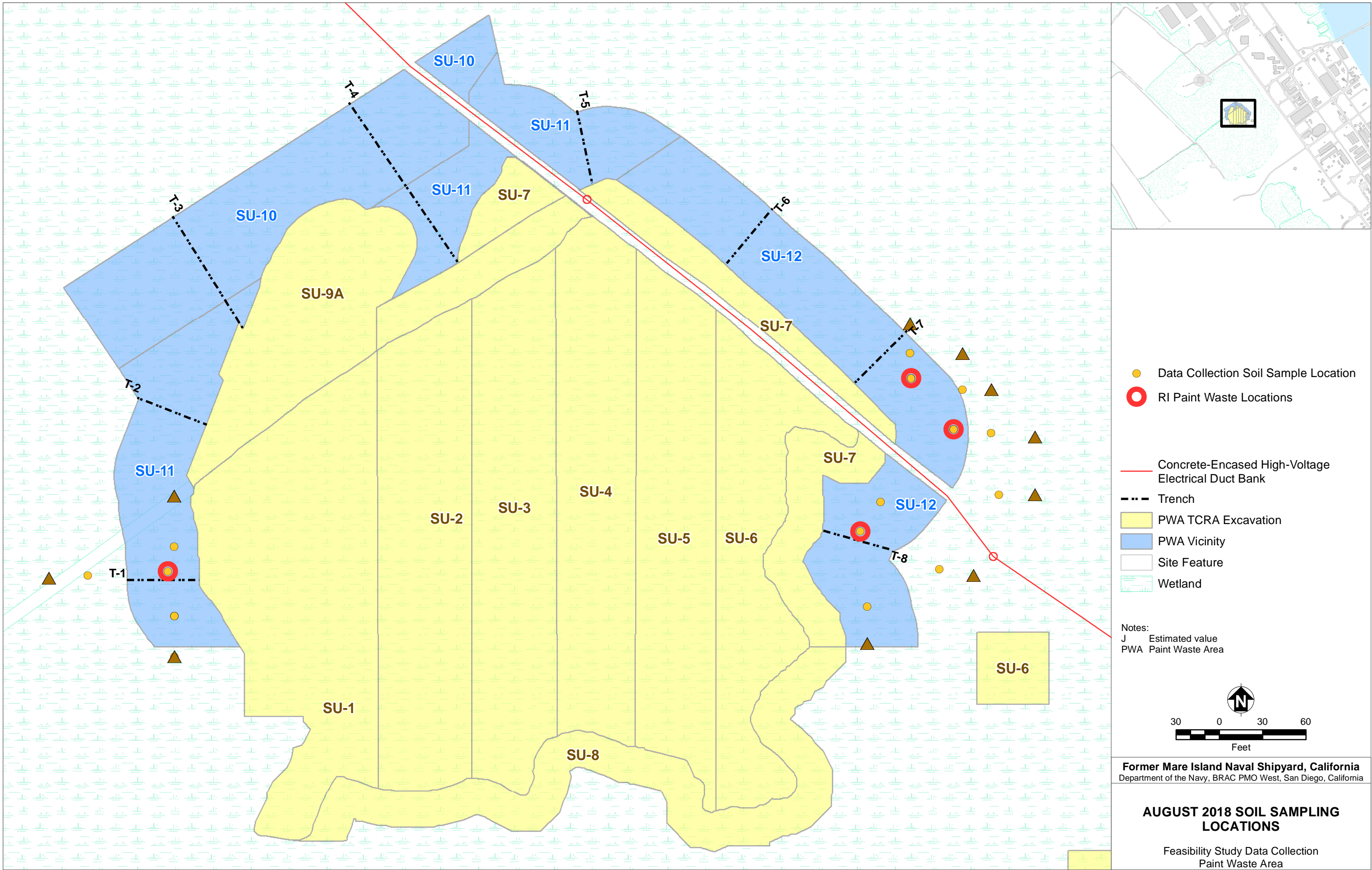
FIGURE 5-12  
Paint Waste Samples with Concentrations  
of Metals Greater than Mare Island Ambient

BRAC Program Management Office  
San Diego, California

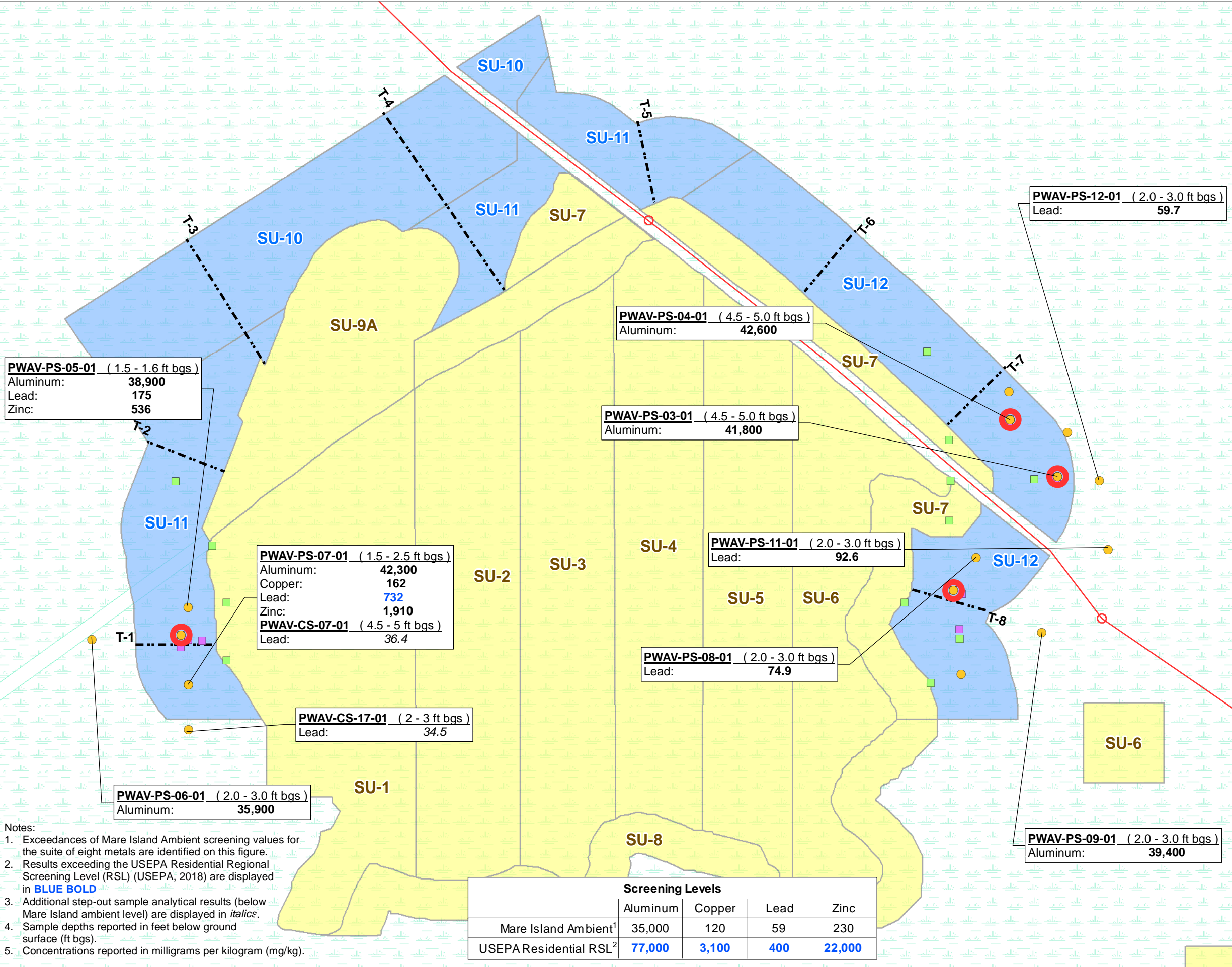
Remedial Investigation and Radiological Scoping  
Survey Report Paint Waste Area, Former Mare  
Island Naval Shipyard, Vallejo, California











● Data Collection Soil Sample Location

○ RI Paint Waste Locations

■ Historical Sample; Exceedance

■ Historical Sample; Non-Exceedance

— Concrete-Encased High-Voltage Electrical Duct Bank

--- Trench

■ PWA TCRA Excavation

■ PWA Vicinity

□ Site Feature

■ Wetland

Notes:

J Estimated value

PWA Paint Waste Area

30 0 30 60

Feet

Former Mare Island Naval Shipyard, California

Department of the Navy, BRAC PMO West, San Diego, California

**AUGUST 2018 SOIL SAMPLING ANALYTICAL RESULTS FOR SELECT METALS**

Feasibility Study Data Collection

Paint Waste Area



**Attachment 2. Presentation Handout –  
Building 84/84A Status Update**

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# **Building 84/84A Update Investigation Area D1.3-Central**

**Presented to  
Mare Island Restoration Advisory Board**

**March 28, 2019**



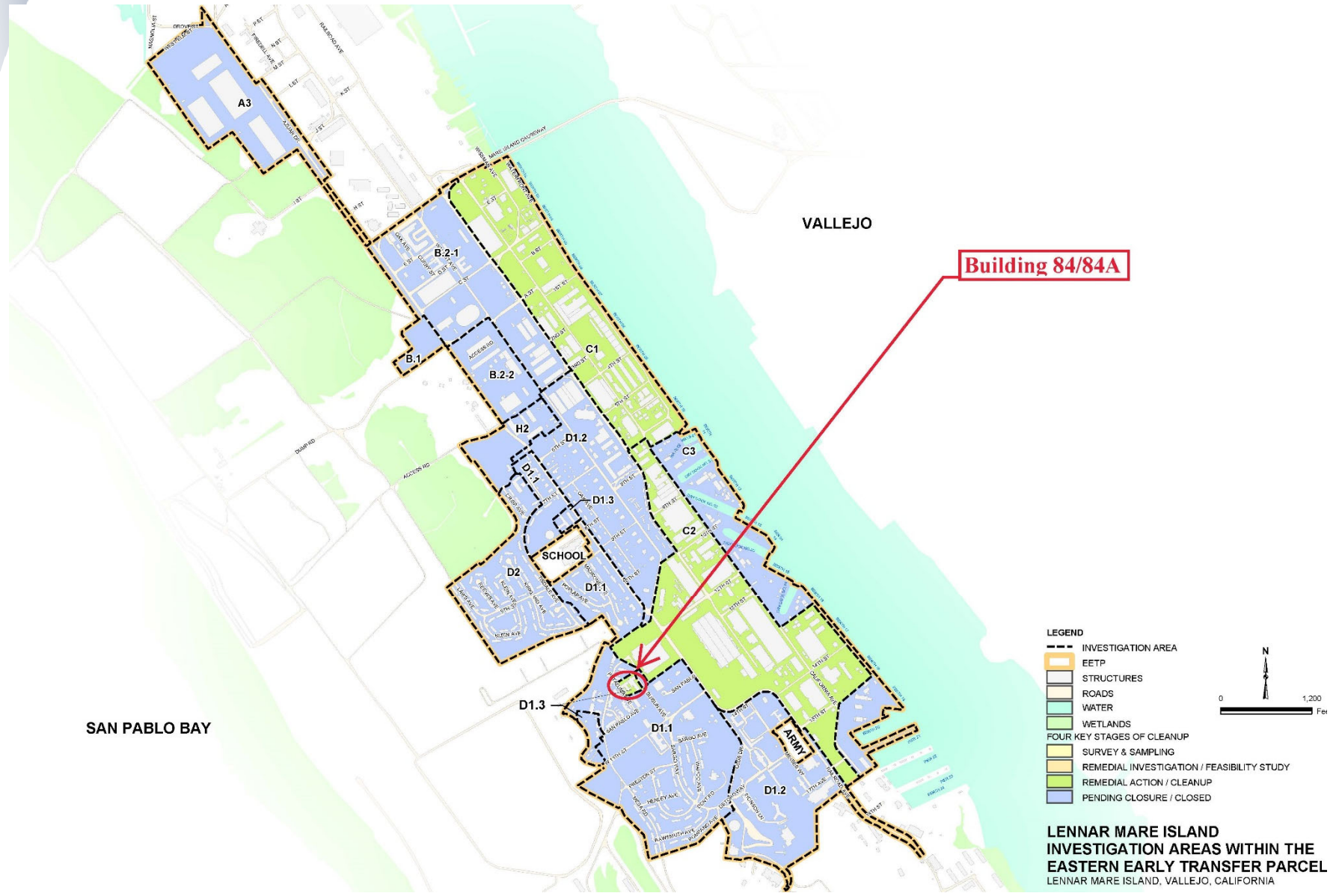
# Agenda

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- **Building 84/84A Setting**
- **Background**
- **Building 84/84A – Building Materials Sampling**
- **Potential Remedial Alternatives**
- **Path Forward**



# Building 84/84A Setting





# Building 84/84A Setting





# Building 84/84A Setting





# Background

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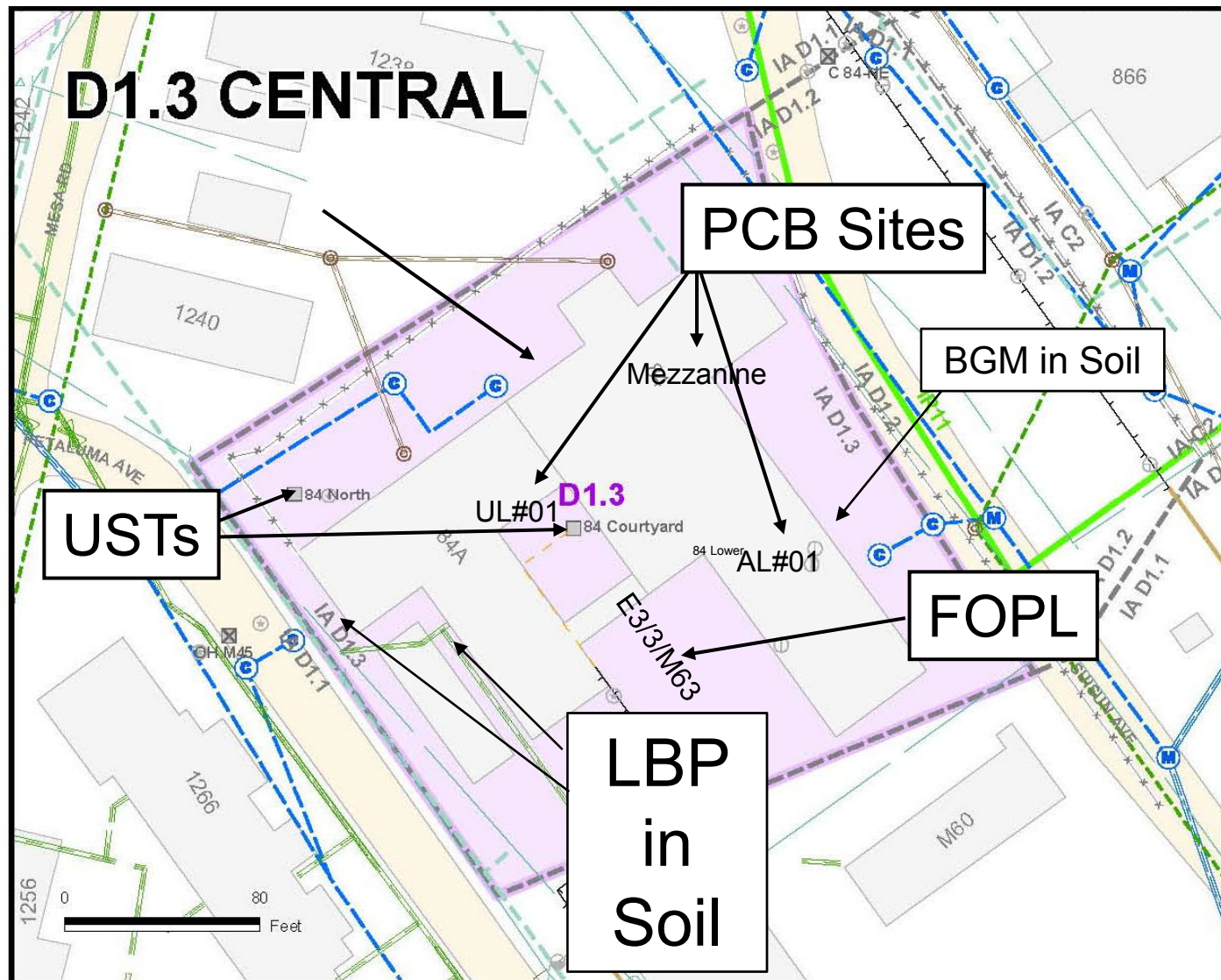
- **Building 84 was the Navy Brig. The brig was reportedly built in either 1892 or 1895 with later additions Between 1900 and 1909.**
- **Building 84A was added on to Building 84 in 1939 and later additions in the 1950s.**
- **The oldest parts of Building 84 are brick masonry, with stone sills and lintels. Later additions were constructed of poured concrete.**
- **Building 84 and the adjoining Building 84A are identified on the Historic Disposition Map as Notable Resources to be retained. Building 84/84A, and the general area in which they are located, are designated for residential reuse.**





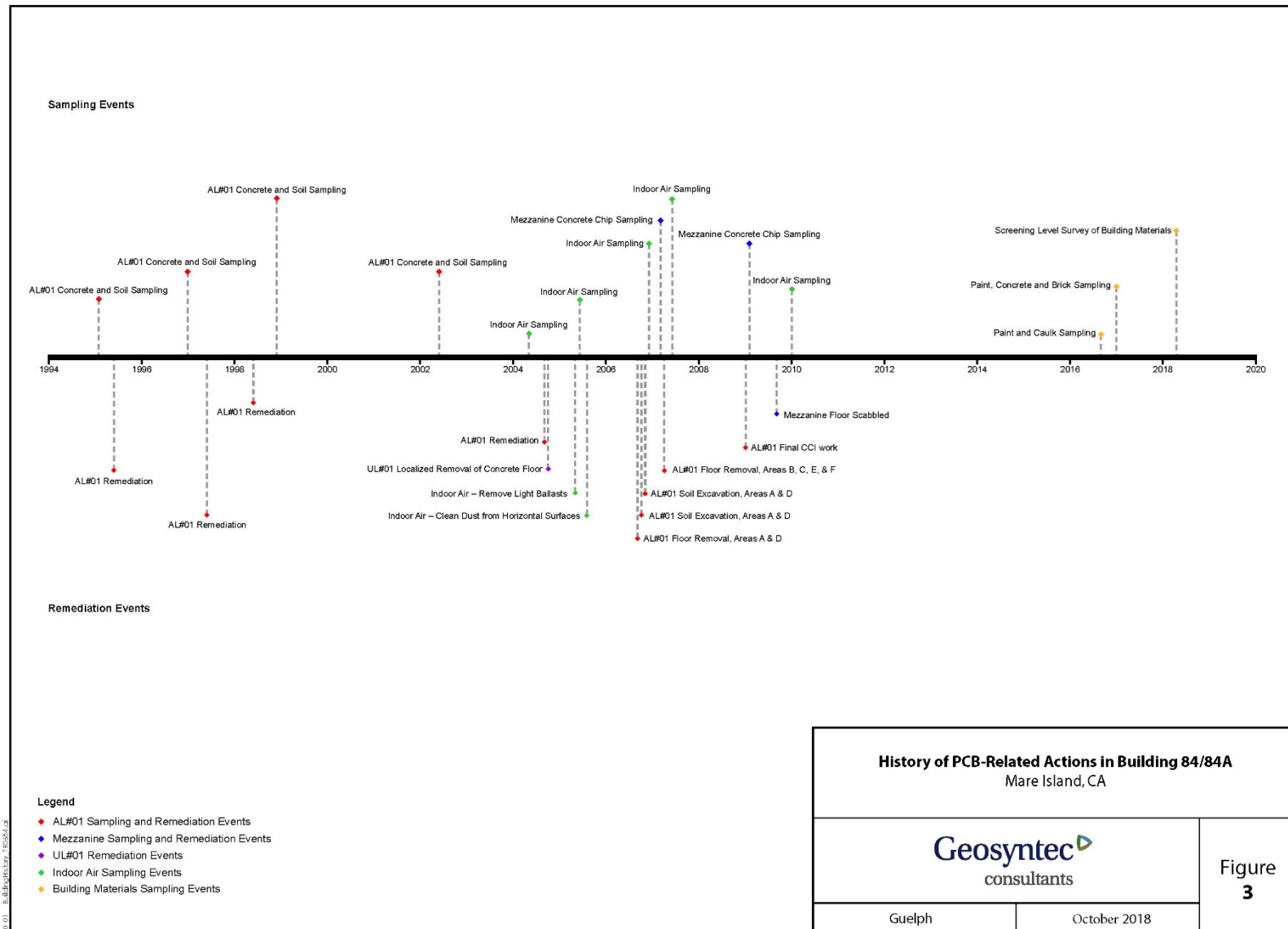


# Main Features and Environmental Sites, Building 84/84A





# Background





# Background

## Indoor Air Sampling

Sampling Date	Results (Total PCBs)	Notes
5/11/2004	Indoor Samples: 21 to 69 ng/m <sup>3</sup>  Outdoor Samples: <0.3 ng/m <sup>3</sup>	Sampling occurred following remediation of floor to <0.22 mg/kg; four interior samples and 2 outdoor background samples.
5/23/2004	108 ng/m <sup>3</sup>	Sampling occurred following removal of light ballasts and cleaning of horizontal surfaces.
12/13/2006	91 to 139 ng/m <sup>3</sup>	Sampling occurred following additional removal of concrete and soil in far northern and southern portions of building floor.
6/6/2007	124 to 135 ng/m <sup>3</sup>	Sampling occurred following removal of remaining portions of building floor.
1/11/2010	47 to 52 ng/m <sup>3</sup>	Sampling occurred following remedial actions at mezzanine site.

- **PCBs in Indoor Air, Cleanup Standards (November, 2018): Unrestricted Use: 4.9 ng/m<sup>3</sup> Commercial/Industrial: 21 ng/m<sup>3</sup>**
- **PCBs have been persistent in indoor air. Following all remediation events, concentrations in indoor air do not meet DTSC numeric standards for residential or commercial reuse.**



# Background

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- **On May 21, 2009, Lennar Mare Island (LMI) and the California Department of Toxic Substances Control (DTSC) attended an Architectural Heritage and Landmarks Commission (AHLC) hearing and presented the status of environmental conditions in Building 84/84A to discuss potential demolition of Building 84/84A.**
- **The City and LMI addressed potential demolition alternatives with the State Historic Preservation Office in July, 2010. As a result, LMI was directed to try to remediate the remaining conditions so the building could be approved for occupancy, or prepare an environmental impact report (EIR) before further consideration of demolition.**
- **Following extensive characterization, testing, analysis and remediation, regulators indicated in 2014 that, given existing levels of polychlorinated biphenyls (PCBs) in indoor air, the building could not be used for residential purposes.**



# Background

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- **On June 25, 2015, LMI submitted a Certificate of Appropriateness (COA) to the City of Vallejo (City) to consider demolition as a remedial option for Building 84/84A. A COA is required when consideration is given to demolition of any notable resource on Mare Island.**
- **In July, 2015, the United States Environmental Protection Agency (USEPA) published guidance addressing PCBs in indoor air and its potential relationship to PCBs in building materials such as paint and caulk.**
- **On December 17, 2015, LMI presented information of Building 84/84A to the AHLC addressing issues related to the COA, including historical, planning, construction and environmental information.**
- **As part of the City's COA process, DTSC was asked to comment on Building 84/84A conditions as part of a Notice of Preparation for a focused supplemental EIR. In January, 2016, DTSC recommended sampling building materials for the possible presence of PCBs.**



# Building 84/84A – Building Materials Sampling

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- **Work plan to sample building materials was approved by DTSC and USEPA in September, 2016.**
- **Three building materials sampling events have been conducted.**
  - September 13, 2016: Sampled paint, caulk, plaster and associated insulation.
  - January 17, 2017: Sampled brick and concrete associated with PCB-contaminated building materials (associated with PCB concentrations in excess of 10 milligrams per kilogram [mg/kg]). Two discrete depths: 0 to 0.5 inch, and 0.5 to 1.0 inch.
  - April 23-May 3, 2018: Sampled paint, concrete, brick, wood, wood wool and adhesives.



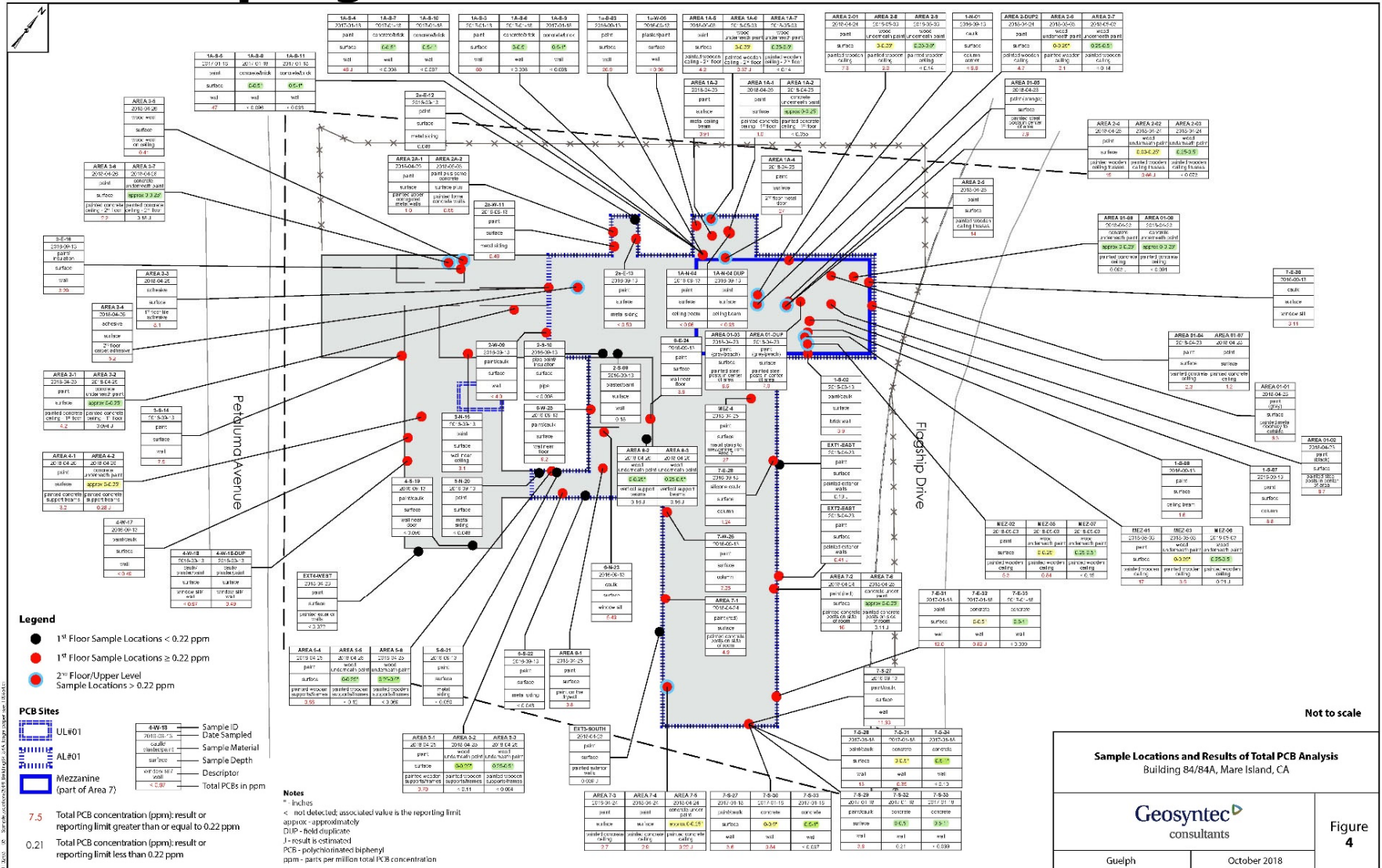
## **Building 84/84A – Building Materials Sampling**

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- **115 samples of building materials were collected from the building and analyzed for PCBs.**
- **PCBs were found in excess of unrestricted standards (0.22 mg/kg) throughout the building.**
- **PCB results in building materials (paint, caulk, plaster, insulation, wood, concrete, adhesives) were at concentrations ranging from non-detects (< 0.048 mg/kg) up to a maximum of 60 mg/kg.**
- **PCBs in building materials were reported, at the surface and in building materials below the surface, at a maximum depth range of 0 to 0.5 inch.**



## Building84/84A – Building Materials Sampling - Results





# B84/84A Sampling Results

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- **PCBs were detected above the unrestricted use standard, or not detected but with reporting limits above the unrestricted use standard, in the following areas/materials:**
  - Paint in all areas of the Building
    - 60 of 72 (83%) of paint samples collected from the interior of the Building
    - 1 of 4 (25%) of paint samples collected from the exterior of the Building
  - Concrete, brick and wood under paint, to a maximum depth range of 0 to 0.5 inch below the surface
    - 5 of 22 (23%) concrete and brick samples
    - 6 of 18 (33%) wood samples
  - PCBs were detected above the unrestricted use standard in 3 of 3 samples collected in Area 3 in wood wool, which has been painted, on the second-floor ceiling and in the adhesive on the first-floor tile floor mastic and the adhesive on the second-floor carpet



# Potential Remedial Alternatives

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- **Approach to remediation informed by:**
  - Requirement that the building be safe for its intended reuse, confirmed by regulatory review and input
  - The Mare Island Specific Plan
  - Public input (includes Mare Island Restoration Advisory Board [RAB] and AHLC)
  - Review by historic architect (Frederic Knapp)





# Potential Remedial Alternatives

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- **No remedial alternative has been selected**
  - LMI is requesting additional public input
  - LMI is requesting structural engineering analyses



# Potential Remedial Alternatives

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- **Range of Options**

- Building reuse for residential purposes
- Structure retention and reuse as a park
- Remediate and retain the building its entirety (likely remedial method is abrasive blasting)
- Remediate and retain only portions of the building considered to have the greatest historic value
- Demolish the building in its entirety



# Remediation Options

Remediation Description	Areas to be Deconstructed	Required Structural Evaluation
Entire Building Remains	None	<ul style="list-style-type: none"> <li>a. Effect of removal of roof trusses, with abrasive blasting of ceiling.</li> <li>b. Effect of retention of ceiling trusses, with abrasive blasting of trusses and ceiling.</li> <li>c. Effect of removal of roof</li> </ul>
Partial Demolition	Building Areas 2A, 3, 4, 5 and 6 demolished	<ul style="list-style-type: none"> <li>a. Effect of removal of roof trusses in Areas 1, 2 and 7</li> <li>b. Effect of retention of ceiling trusses, with abrasive blasting of trusses and ceiling, in Areas 1 and 2 and 7.</li> <li>c. Effect of removal of roof</li> </ul>
Partial Demolition	Building Areas 2A, 3, 4, 5, 6 and 7 demolished	<ul style="list-style-type: none"> <li>a. Effect of removal of roof trusses in Areas 1 and 2</li> <li>b. Effect of retention of roof trusses, in Areas 1 and 2, and abrasive blasting.</li> <li>c. Effect of removal of roof</li> </ul>
Building Demolished	All areas demolished	<ul style="list-style-type: none"> <li>a. None</li> </ul>
<b>Note:</b> Roof trusses are only present in Areas 1, 2 and 7		



# Path Forward

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- **LMI and our consultant, Geosyntec, will revise our feasibility and cost memorandum in response to DTSC comments.**
- **Potential path forward will be presented to DTSC and USEPA for review and comment.**
- **Potential remediation options will be undertaken with public input and when regulatory concurrence is obtained.**
- **Verification sampling following remediation will be required in compliance with the Toxic Substances Control Act (TSCA) Subpart O requirements.**
- **No air samples will be collected until after additional remediation is conducted.**



**Questions?**

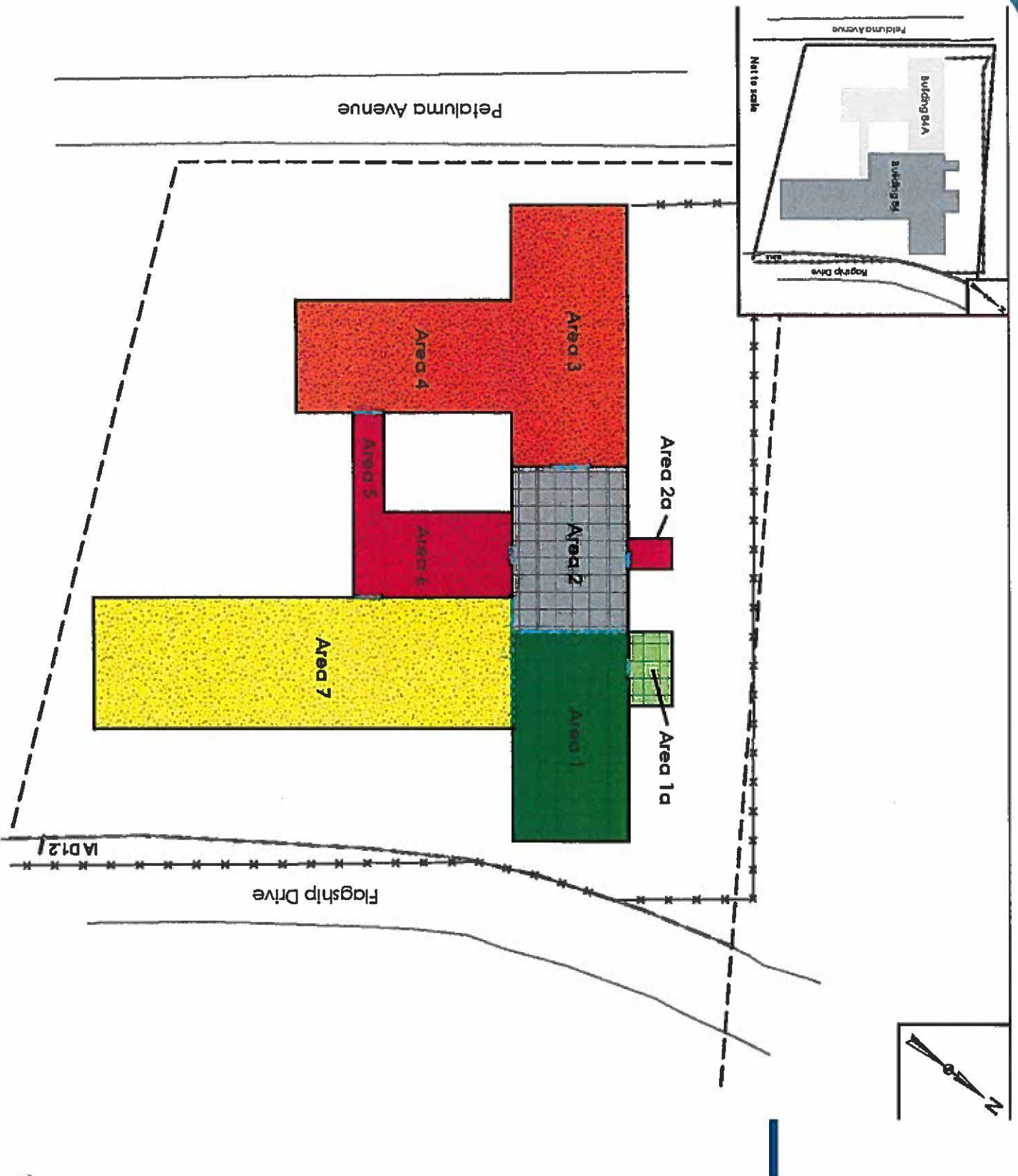


# Acronyms and Abbreviations

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- **AHLC – Architectural Heritage and Landmarks Commission**
- **AL – Assessment Location**
- **BGM – Black Granular Material**
- **City – City of Vallejo**
- **COA – Certificate of Appropriateness**
- **DTSC – California Department of Toxic Substances Control**
- **EIR – Environmental Impact Report**
- **FOPL – Fuel Oil Pipeline**
- **LBP – Lead Based Paint**
- **LMI – Lennar Mare Island**
- **mg/kg – milligrams per kilogram**
- **ng/m<sup>3</sup> – nanograms per cubic meter**
- **PCBs – Polychlorinated Biphenyls**
- **RAB – Mare Island Restoration Advisory Board**
- **TSCA – Toxic Substances Control Act**
- **UL – Unknown Location**
- **USEPA – United States Environmental Protection Agency**
- **UST – Underground Storage Tank**

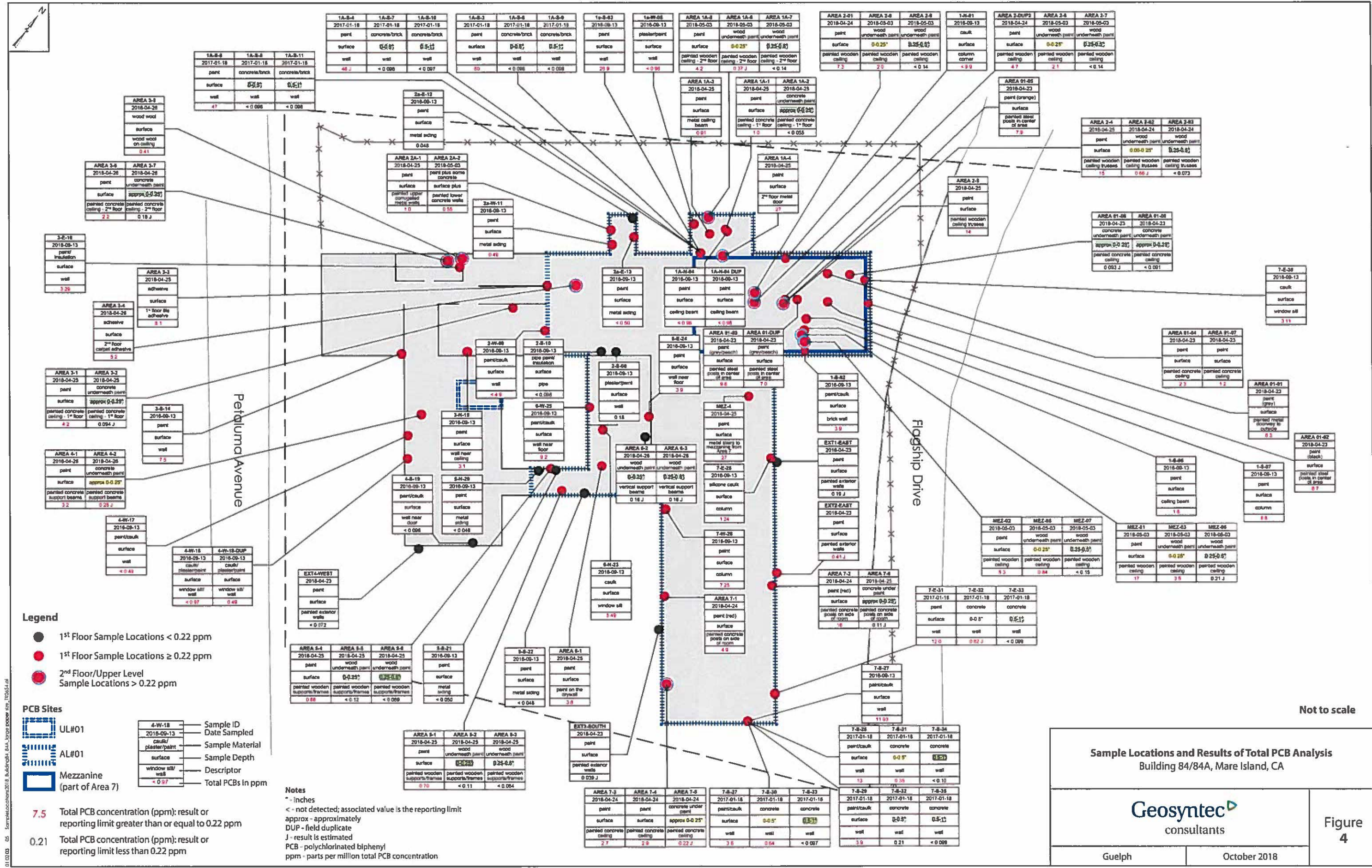














**Attachment 3. Navy Monthly Progress Report,  
March 28, 2019**

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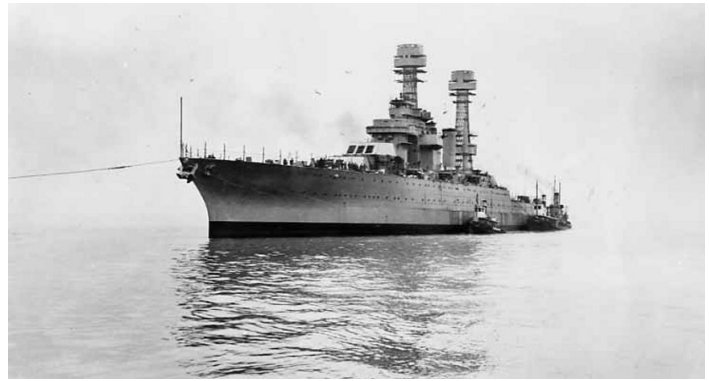


# Navy Monthly Progress Report



## Former Mare Island Naval Shipyard

March 28, 2019



*USS California (BB-44), Mare Island, 1920*

## 1.0 INTRODUCTION

The Department of the Navy (Navy) prepared this monthly progress report (MPR) to discuss environmental cleanup at the former Mare Island Naval Shipyard (MINS) in Vallejo, California. This MPR does not discuss cleanup work by the City of Vallejo, its agent, Weston Solutions or its developer, Lennar Mare Island, through the Environmental Services Cooperative Agreements (ESCAs). The work completed through those agreements this month is reported separately. This MPR discusses progress made during the reporting period from March 1, 2019 through March 28, 2019. The information provided in this report includes updates to field work and removal actions, document submittals, the progress of regulatory reviews, issues associated with Navy environmental programs, and Base Realignment and Closure (BRAC) Cleanup Team (BCT) and Restoration Advisory Board (RAB) meetings.

## 2.0 FIELD WORK, ACTIONS, AND UPCOMING EVENTS

The Navy performed field work at Installation Restoration (IR) Site 17 and Building 503 Area.

### IR Site 17 and Building 503 Area

Between March 1, 2019 and March 7, 2019, the Navy performed well abandonments of 15 groundwater monitoring wells and five soil gas probes associated with IR Site 17 and Building 503 Area.



**Abandonment of Well 17W17 at IR Site 17 and Building 503 Area – March 6, 2019**



**Abandonment and Removal of Aboveground Outer Casing for Well 17W01 at IR Site 17 and Building 503 Area – March 6, 2019**



### 3.0 DOCUMENT SUBMITTALS AND PROGRESS OF REGULATORY REVIEW

The Navy submitted the following documents during the reporting period:

- Draft Technical Memorandum, Initial Basewide Assessment of Per- and Polyfluoroalkyl Substances in Groundwater
- Draft Final Upland Investigation Technical Memorandum for the South Shore Area
- Draft 2018 Annual Monitoring Report for the Paint Waste Area Wetland Monitoring

The Navy received comments or concurrence from the regulatory agencies on the following documents during the reporting period:

- Comments received from Department of Toxic Substances Control (DTSC) on the Draft Finding of Suitability to Transfer for Parcel XVII, Defense Reutilization and Marketing Office (DRMO) Proper
- Comments received from San Francisco Bay Regional Water Quality Control Board (Regional Water Board) on the Draft DRMO South, IR Site 30 Feasibility Study Data Collection Work Plan
- Comments received from DTSC and the Regional Water Board on the Draft Final Production Manufacturing Area Munitions Response Program Remedial Investigation/ Feasibility Study Report
- Concurrence received from Regional Water Board on the Final Land Use Control Remedial Design for IR Site 05, Dredge Pond 7S, and Western Magazine Area

### 4.0 REGULATORY REVIEW: YEAR-TO-DATE PROGRESS

The documents presented in the following table include only documents that address sites where the Navy remains responsible for the cleanup work.

Number of Documents Submitted by the Navy	5
Number of <b>DTSC</b> Comments Received by the Navy	5
Number of <b>Regional Water Board</b> Comments Received by the Navy	4
Number of <b>EPA</b> Comments Received by the Navy	0

BCT meetings are held regularly with the Navy, DTSC, and the Regional Water Board to discuss the progress of environmental cleanup at MINS. The next BCT meeting will be held on May 30, 2019.

#### RAB MEETING SCHEDULE

The RAB meets the last Thursday of every other month, **unless otherwise noted in bold**. The next RAB meetings are scheduled for:

- May 30, 2019
- July 25, 2019
- September 26, 2019

Meetings begin at 7:00 p.m. and are held at:  
**Mare Island Conference Center**  
 375 G Street, Vallejo, CA 94592

#### NAVY CONTACT INFORMATION

**Scott Anderson**

BRAC Environmental Coordinator

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San Diego Fax: (619) 524-0575

[www.bracpmo.navy.mil](http://www.bracpmo.navy.mil)



**Attachment 4. Lennar Mare Island RAB Update,  
March 2019**

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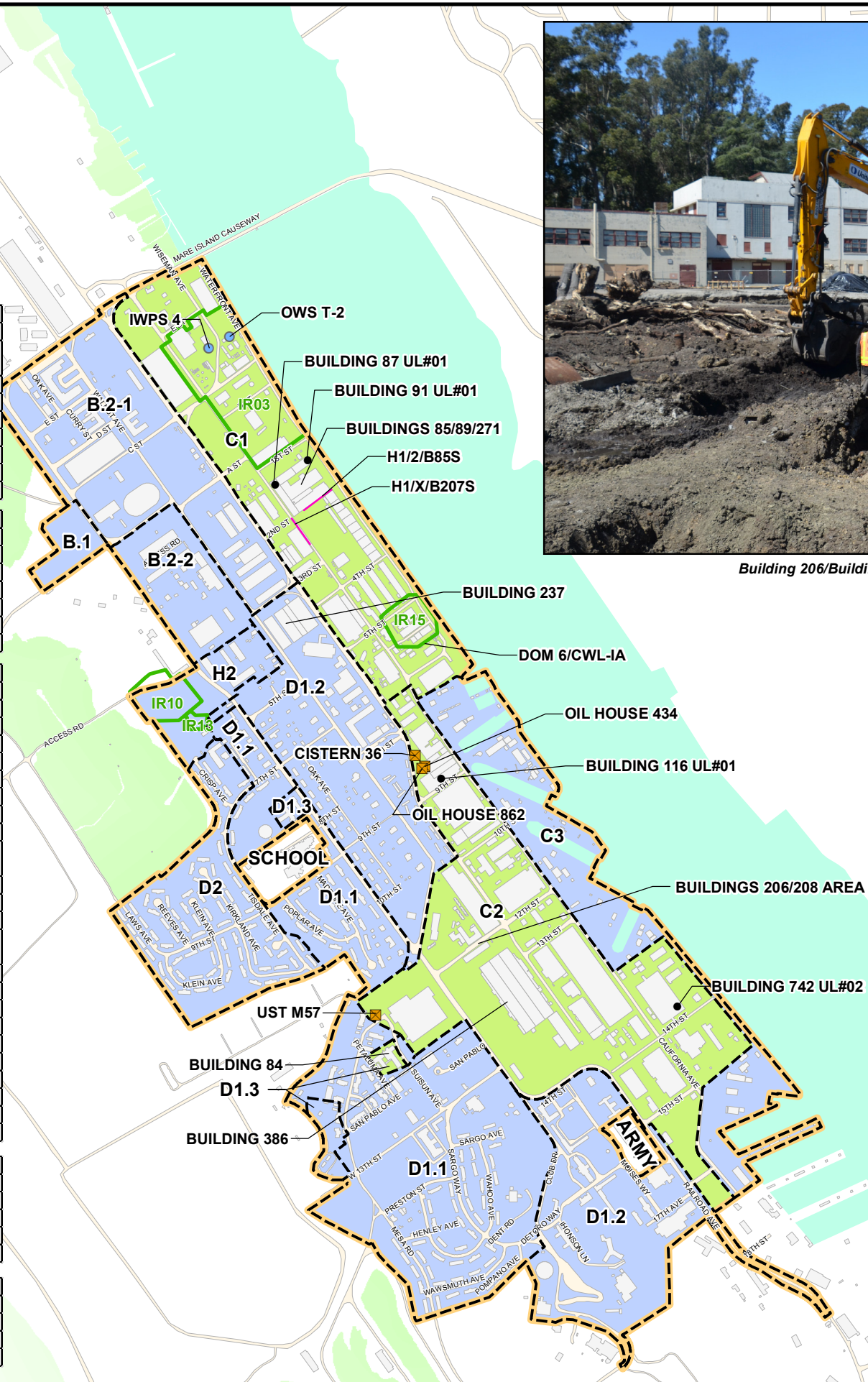
Agency Reviewed / Commented or Concurred Documents:
IA C1 - Building 85/87/89/91/271 Area, Onshore and Offshore Ecological Risk Assessment (Comments)
IA C1 - Installation Restoration Program Site 15 (IR15), Replacement Compliance Monitoring Well Installation Work Plan (Initial Comments)
IA C2 - Final Building 688 UL#01 Site Characterization and Cleanup Action Summary Report (Concurrence)
IA C2 - Oil Houses 434 and 862 and Cistern 36 Excavation Status Summary and Path Forward (Comments)
IA C2 - Building 50 Polychlorinated Biphenyl (PCB) Site AL#01 Land Use Covenant (LUC) (Comments)
IA C2 - Building 678 PCB Site AL#04 LUC (Comments)
IA C2 - Building 680 PCB Site AL#01 LUC (Comments)
IA C2 - Building 692 Interior LUC (Comments)
IA D1.3-Central - Revised Investigation Area D1.3-Central Beneficial Use Exception - Request for Concurrence (Concurrence)

Upcoming Documents:
IA C1 Remedial Action Plan for Public Review
IA C1 - Revised FOPL Segment H1/2/B85S Implementation Report and Request for Closure
IA C2 - Oil Houses 434 and 862 and Cistern 36 Petroleum Corrective Action Plan Implementation Report Addendum
IA C2 - Building 742 PCB Site AL#01 and Subsurface Pits Land Use Covenant, IA C2
IA D1.2 - Final Technical Memorandum: Remediation of PCB-Impacted Concrete at Building 237
IA D1.2 - Revision of LUC for Building 237 and Building 253
IA D1.2 - Revised IA D1.2 Commercial Area LUC / Rescission of Existing LUC

Documents Submitted and/or in Review/Modification:
IA C1 - Building 85/87/271 Soil Vapor Assessment Report with Human Health Risk Assessment
IA C1 - Post Fifth Injection Event and Second 2018 Semi-Annual Groundwater Monitoring Results Report, IR15
IA C1 - Second 2018 Semi-Annual Groundwater Monitoring Results Report, IR03, IWPS4, OWS T-2
IA C1 - Final IWPS4 and OWS T-2 Phase I Pilot Test Summary Report
IA C1 - IWPS4 / OWS T-2 Phase II Pilot Test Work Plan
IA C1 - Fuel-oil Pipeline H1/X/B207S Corrective Action Plan Implementation Report
IA C1 - IR15, 2nd Revised First Five Year Review Report
IA C2 - 2nd Revised Final Draft RAP for Public Review
IA C2 - Revised Final IA C2 Remedial Action Plan Initial Study
IA C2 - Revised Building 386 Tank and Pipelines E2/1.5/B386A, E2/1.5/B386B, E2/3/B386A, E2/3/B386B, E2/3/B386C and E2/3/B386D Soil Removal Completion Report
IA C2 - Oil Houses 434 and 862 and Cistern 36 Petroleum Corrective Action Plan Addendum
IA C2 - Revised Corrective Action Implementation Report - Building 386 Underground Storage Tank and Oil Pipelines
IA C2 - Revised Building 742 PCB Site UL#02, Site Characterization and Cleanup Action Summary Report
IA C2 - Implementation Report and Request for Closure for Underground Storage Tank M57 and Fuel-oil Pipeline E3/VAR/M57 and Other Building 866 Area Petroleum Hydrocarbon Environmental Sites
IA C2 - Draft Building 46 PCB Site AL#03 Land Use Covenant
IA C2 - Draft Building 134 PCB Sites AL#01, AL#02 and AL#03 Land Use Covenant
IA C2 - Draft Building 382 PCB Site AL#01 Land Use Covenant
IA C2 - Draft Building 386 PCB Site AL#01 Land Use Covenant
IA C2 - Draft Building 676 PCB Sites AL#02 and AL#04 Land Use Covenant
IA C2 - Draft Building 678 PCB Site AL#01 Land Use Covenant
IA C2 - Draft Building 678 PCB Site AL#02 Land Use Covenant
IA C2 - Draft Building 702 PCB Site AL#01 Land Use Covenant
IA C2 - Draft Building 738 PCB Site AL#01 Land Use Covenant
IA C2 - Draft Building 977 PCB Site AL#02 Land Use Covenant

Field Work Performed:
IA C1 - DOM-6 Corrective Action Plan Implementation (Continuation of Remediation)
IA C1 - Cooling Water Loop-Intake Arm Corrective Action Plan Implementation (Continuation of Remediation)
IA C1 - IR15, Initial Baseline Groundwater Monitoring Event
IA C2 - Oil Houses 434 and 862 and Cistern 36 Excavation Status Summary and Path Forward (Cistern Sediment Sampling)
IA C2 - Building 206/Building 208 Area Removal Action Plan Implementation (Initiation of Remediation)

Upcoming Field Work:
Building 87 PCB Site UL#01 Investigation and Remediation, IA C1 (Continuation of Investigation and Remediation)
Building 91 PCB Site UL#01 Remediation, IA C1 (Continuation of Remediation)
Building 91 Mercury Remediation, IA C1 (Continuation of Remediation)
Building 116 PCB Site UL#01, IA C2 (Initiation of Remediation)



Building 206/Building 208 Area Excavation, Investigation Area C2

LEGEND

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PCB SITE

●

FORMER IWL FEATURES

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FORMER UNDERGROUND STORAGE TANK

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FUEL-OIL PIPELINE

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INVESTIGATION AREA

□

EETP

□

GROUP I SITES

□

STRUCTURES

□

ROADS

□

WETLANDS

FOUR KEY STAGES OF CLEANUP

□

SURVEY & SAMPLING

□

REMEDIAL INVESTIGATION / FEASIBILITY STUDY

□

REMEDIAL ACTION / CLEANUP

□

PENDING CLOSURE / CLOSED

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Feet

**FEATURES WITHIN THE EETP**  
 MARCH 2019 RAB UPDATE  
 LENNAR MARE ISLAND, VALLEJO, CALIFORNIA





**Attachment 5. Weston Mare Island RAB Update,  
March 2019**

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# Mare Island RAB Update

March 2019

## INVESTIGATION AREA H1 (IA-H1) AND WESTERN EARLY TRANSFER PARCEL (WETP) - DOCUMENT STATUS

- Agency concurrence was received for *The Final Land Use Control Remedial Design for Installation Restoration Site 05, Dredge Pond 7S, and the Western Magazine Area*. This is the final non-recurring document required by the Environmental Services Cooperative Agreement for the WETP.

## MAINTENANCE ACTIVITIES

WESTON continues maintenance activities for the San Pablo Bay Trail (part of the WETP property) and the IA-H1 Remedy, including the Leachate and Groundwater Collection System. The first semi-annual groundwater monitoring event for IA-H1 this year including 24 groundwater monitoring wells was completed in March.

